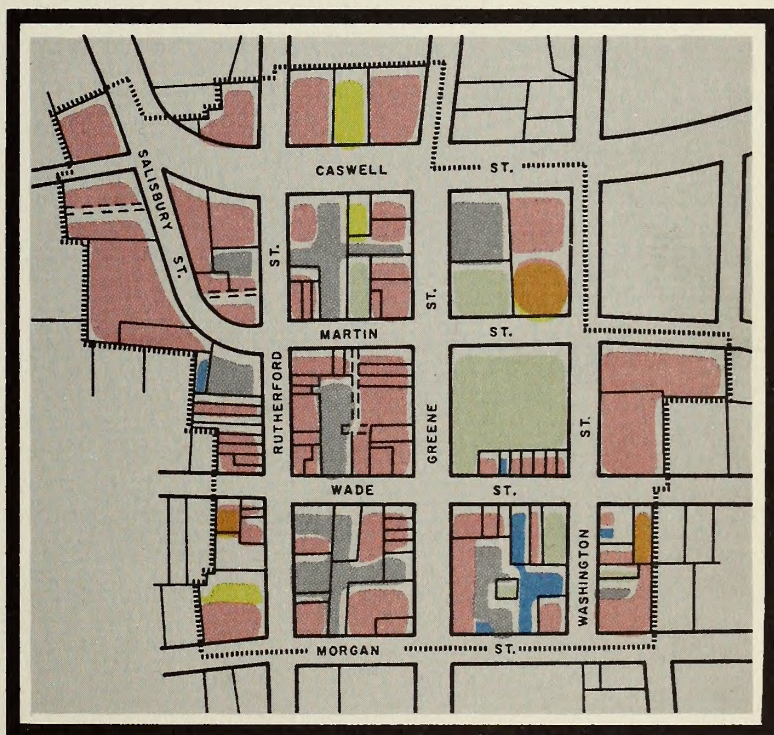


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# WADESBORO

## NORTH CAROLINA



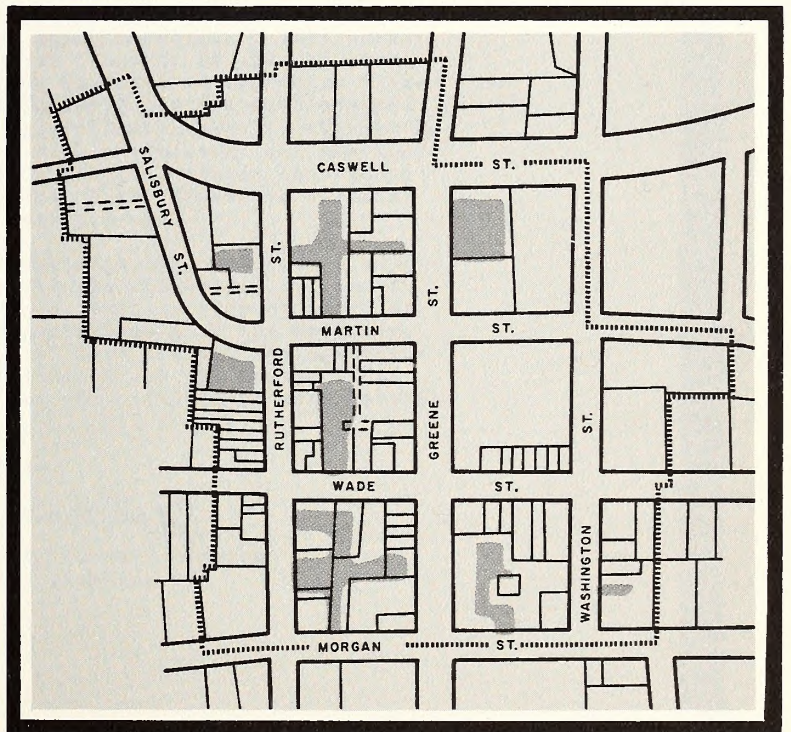
POPULATION AND ECONOMY • LAND USE SURVEY





# WADESBORO

## NORTH CAROLINA



POPULATION AND ECONOMY • LAND USE SURVEY



The preparation of this report was financially aided through a Federal grant from the Urban Renewal Administration of the Housing and Home Finance Agency under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.





STATE OF NORTH CAROLINA  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT

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RALEIGH

WESTERN PIEDMONT PLANNING OFFICE  
P. O. Box 300  
Salisbury, North Carolina

Honorable Mayor Robert E. Little, III  
and the Citizens of the Town of Wadesboro

Dear Sirs:

We are pleased to transmit the first in a series of studies entitled "Population, Economy and Land Use Analysis, Wadesboro, North Carolina." This report represents the combined thoughts of the Wadesboro Planning Board and the Division of Community Planning, Department of Conservation and Development. The data is mostly statistical; however, it will be useful in connection with projections for the Land Development Plan which will be a guide to promote the orderly development of the Wadesboro Planning Area over the next twenty years.

We would like to acknowledge the cooperation of the many interested individuals who helped us, and in particular, Mr. Alvin R. Butler, City Manager, Mr. W. R. Wildermuth, Superintendent of the Wadesboro City School Board, Mrs. Zell Eckert, Administrator of Anson County Hospital, Dr. D. W. Davis, County Health Department, and many others who were helpful.

Respectfully submitted,

*Michael E. Grandstaff*

Michael E. Grandstaff, Project Planner  
Division of Community Planning



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PREPARED FOR:

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June, 1965

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31	Chapter XXX
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40	Chapter XXXIX
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42	Chapter XLI
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1870  
The first of the year  
was a very successful one  
and the business was  
very good. The  
profits were very  
large and the  
expenses were very  
small. The  
year was a very  
good one and the  
business was very  
successful.



Planning Legislation in North Carolina

G. A. 160-22

"Every city and town in the State is authorized to create a board to be known as the Planning Board, whose duty it shall be to make careful study of the resources, possibilities and needs of the city or town, particularly with respect to the conditions which may be injurious to the public welfare or otherwise injurious, and to make plans for the development of the municipality..."

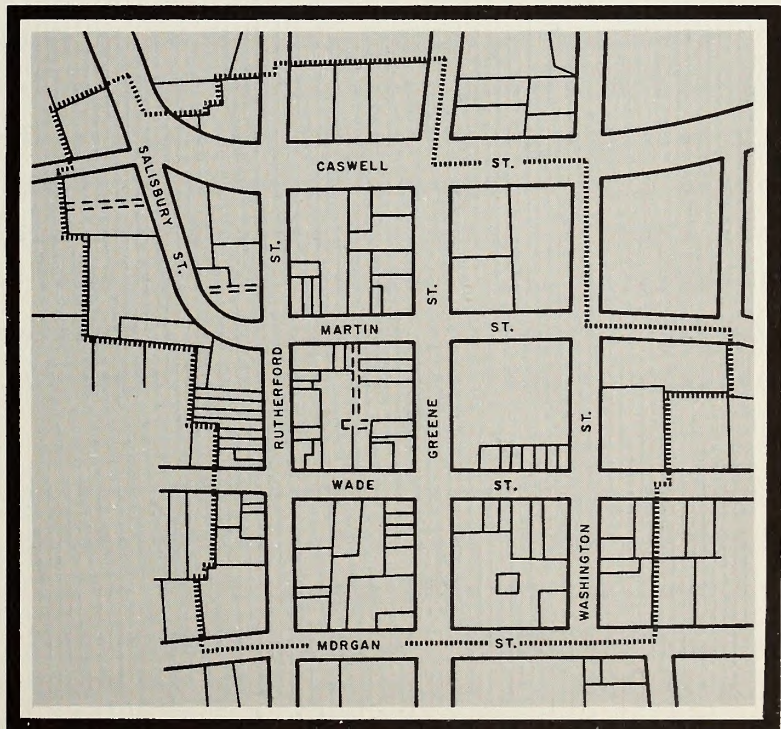
THE HISTORY OF THE UNITED STATES

CHAPTER I

The first part of the history of the United States is the history of the colonies. The colonies were first settled by the English in 1607. They were at first dependent on the mother country for their supplies and protection. But as they grew in number and power, they began to assert their independence. This led to the American Revolution in 1776. The colonies declared their independence from Great Britain and fought a war to win it. The war ended in 1781 with the British surrender at Yorktown. The United States was then born as an independent nation.



# INTRODUCTION





WATERBURY





## CHAPTER I

### INTRODUCTION

This report will give the citizens of Wadesboro a chance to view their town through the eyes of an outsider who has been trained to find the faults, as well as the good qualities, of their town. These good and bad points will be analyzed and discussed in some detail, and proposals will be given for individual problem areas. For example, proposals will suggest ways of attacking blighted neighborhoods, ways of solving traffic problems and ways of correcting deficiencies in parks, schools, public buildings, and so forth.

The Town of Wadesboro means different things to different people. To the merchant or banker it may mean new customers. To the farmer it may mean a place to sell crops or be entertained. To others it may be a place to work, live and raise children. The Town may reflect different images to different groups of its citizens. The people themselves can make their town an exciting and interesting place in which to live, or they can make it a place which presents few opportunities for its citizens. If this latter situation prevails, the citizens will certainly lose interest in their town. They will develop a pessimistic and narrow outlook on life. This negative attitude will cause the town to stagnate and deteriorate.

This report will show how the physical layout consisting of residential, cultural, commercial and industrial areas can have a profound affect, not only on the economic base of the Town, but also on the physical and mental well-being of its residents. Hence, a great amount of effort and time has been spent in analyzing the present use of land within Wadesboro and within a one-mile radius of its corporate limits.

This is but one of several planning studies which the Town of Wadesboro is sponsoring. On August 5, 1963, the Town of Wadesboro entered into a contract with the Division of Community Planning



which called for the base mapping of Wadesboro and its environs; for a land use survey and analysis, a land development plan, and a population and economy study, plus one additional study, which will be decided on while these other studies are being undertaken.

To date the base mapping has been completed, giving Wadesboro, for the first time, an accurate, to-scale map of the Town and its fringe areas. This accurate to-scale map will be a tremendous aid in coordinating street and utility extensions and any other facilities which need to be studied by plotting them on a map. The population and economy report will be incorporated into this study. This report will help in making valid assumptions and estimates concerning the likely growth of Wadesboro.

#### PURPOSE

The main purpose of this report is to analyze the social, cultural, financial and physical aspects of Wadesboro's lands within the corporate limits and its one-mile perimeter area. Once this is done, the stage will be set for the Land Development Plan which will follow in a separate report.

Chapter II of this report will analyze thoroughly the population trends, migration trends, composition of the population (sex and race) of the Town and County and give comparisons to the State and Nation. Population projections for the Town and County will be given for 1970 and 1980. A detailed analysis will be given of such social characteristics as income, education and housing.

The economy of Wadesboro, as well as of Anson County, will be analyzed and comparisons will be made with the State of North Carolina and the United States. Wadesboro's Economic Base will be analyzed to see if it is stable. Future employment will be discussed in broad detail as to the number and percentages of total employment in the different categories. Trends in Retail Trades, Services, Wholesaling and Agriculture will be analyzed and related to the Town's Trade Area. Finally, an overall summary and conclusions will be drawn and recommendations will be given for prevalent problem areas.



Chapter III of this report covers the land use aspects of Wadesboro's Planning Area. Such data as Geographic Location; Accessibility; Topography; History and Growth; Climate; Soil and Land Capabilities; Existing Water and Sanitary Sewage Systems; and finally, the land use problems which were found to exist in Wadesboro's planning area when taking the land use survey. The procedure by which Wadesboro's planning area was surveyed and studied is explained under the next heading.

#### METHODOLOGY

The total planning area, which includes Wadesboro's corporate limits and the one-mile perimeter area, has been divided into 13 "study areas". Six of these lie within the corporate limits, while the other seven make up the fringe area. These 13 study areas were chosen on the basis of their shared or unshared properties or characteristics. For example, areas which had enough things in common were treated as one study area. Where non-residential uses were predominant they were left intact for another study area. Natural boundaries such as creeks and ridge lines, property lines, and roads were used for delineating the 13 study areas. Land use and housing data were collected in the field -- then transferred to the base map. Each study area was measured by polar planimeter to give its acreage for each major land use category. From the measured acreages for each land use classification, percentages were figured and analyzed. Finally, future land use needs were estimated. The upcoming Land Development Plan will be based on the findings of the present study. It, in turn, will serve as the framework for future, more detailed planning. It should function as a guide to land owners and developers, showing them expected trends. The Land Development Plan will then designate the best areas for these uses. Principles and standards of good land planning will be set forth with other recommendations and priorities for the development of Wadesboro. Map 1 illustrates Wadesboro's study areas.

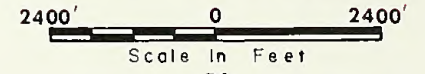




**STUDY AREAS**



WADESBORO  
North Carolina

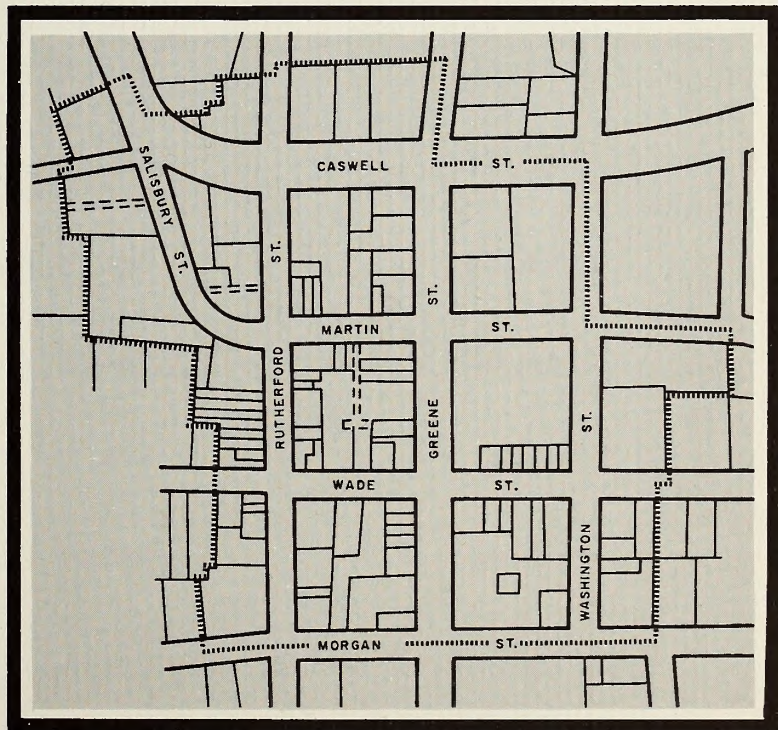








# POPULATION









## CHAPTER II

## POPULATION

## GENERAL TRENDS

In the six decades from 1900 to 1960 the population of Wadesboro increased from 1,546 persons to 3,744 persons. In addition, "population projections" indicate that Wadesboro can expect to have a population of approximately 4,000 persons by 1980. The pattern of growth for Wadesboro has been somewhat erratic, showing an increase each decade from 1900 to 1940, a decrease from 1940 to 1950, and another increase from 1950 to 1960. (Graph 1)

TABLE 1                      POPULATION TRENDS 1900-1960  
                                     WADESBORO AND ANSON COUNTY

	Wadesboro	Anson County
1900	1,546	21,870
1910	2,376	25,465
Per Cent Change	+53.7	+16.4
1920	2,648	28,334
Per Cent Change	+11.4	+11.3
1930	*(1) 3,124	29,349
Per Cent Change	+18.0	+ 3.6
1940	3,587	28,443
Per Cent Change	+14.8	- 3.1
1950	3,408	26,781
Per Cent Change	- 5.0	- 5.8
1960	*(2) 3,744	24,962
Per Cent Change	+ 9.9	- 6.8

\*(1) Part of Wadesboro Township annexed to Wadesboro Town in 1925.

\*(2) Part of Wadesboro Township annexed to Wadesboro Town.

Source: U. S. Census of Population

Population projections are not predictions, but calculations based upon past trends and the assumption that they will continue. There are many factors which could result in a population differ-



ent from the ones projected, e.g., introduction of new industry, major annexation, etc.; however, projections are useful as guideposts and show what the population of an area will be if they continue in the future as they have in the past.

In the case of Anson County, the growth pattern has been somewhat different. From 1900 to 1930 the population increased each decade, but at a decreasing rate. Since 1930, however, the population has been decreasing at an increasing rate, and population projections for 1970 and 1980 indicate a continuation of this trend.

Table 2 illustrates Anson County growth trends by minor civil divisions and shows that all townships experienced a decline in population from 1950 to 1960. Projections indicate that all townships are expected to experience further population declines in the future. The townships showing the largest declines are Burnsville, Gullledge, Morven, and White Store; and the ones with the smallest are Lanesboro and Wadesboro. The reasons for these trends will be explored in detail in subsequent sections.

#### MIGRATION TRENDS

Table 3 was computed by adding the Anson County natural population increase (births minus deaths) during the decade to the 1950 population to derive the expected 1960 population. This figure was then subtracted from the actual 1960 population and the result obtained was the number of persons lost during the decade as a result of out-migration. Before continuing it should be noted that a loss of a certain number of persons due to out-migration does not necessarily indicate a loss in population and, in fact, in many cases population increases are noted. It does, however, indicate that the population is not as large as it would be had these persons remained.



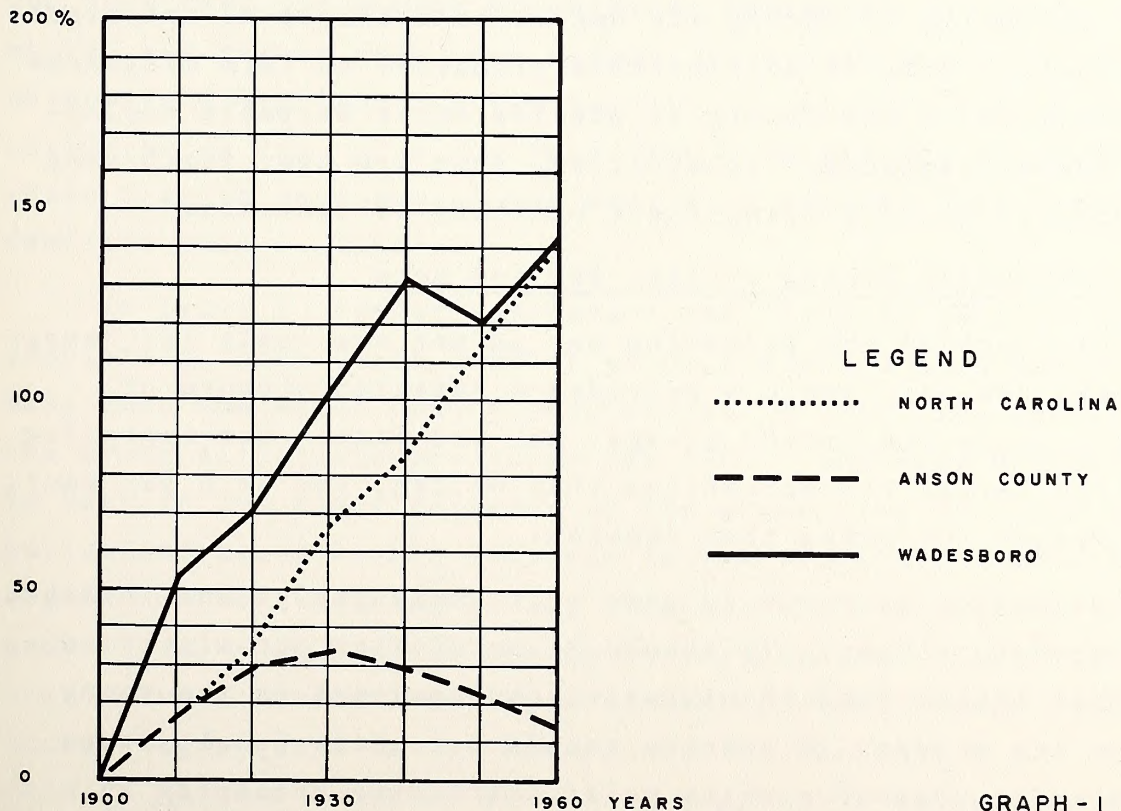
TABLE 2

POPULATION BY TOWNSHIPS 1940-1980

	1940	1950	1960	1970	1980
Ansonville Twp.	2,478	2,138	1,940	1,689	1,425
Burnsville Twp.	1,666	1,569	1,398	1,178	956
Gulledge Twp.	3,467	2,955	2,527	2,045	1,640
Lanesboro Twp.	3,228	3,105	3,069	2,867	2,655
Lilesville Twp.	4,056	4,042	3,853	3,467	3,084
Morven Twp.	3,083	2,689	2,280	1,845	1,464
Wadesboro Twp.	9,274	9,428	9,269	8,689	7,984
WADESBORO TOWN	3,587	3,408	3,744	3,892	4,017
White Store Twp.	1,191	855	626	443	312
Anson County	28,443	26,781	24,962	22,223	19,520

Source: U.S. Census of Population

POPULATION CHANGE WADESBORO, ANSON COUNTY AND NORTH CAROLINA 1900-1960



GRAPH - 1



TABLE 3                    MIGRATION TRENDS BY RACE FOR ANSON COUNTY

---

White:	
1950 Population	13,773
Natural Population Increase during the decade	1,577
Expected 1960 Population	15,350
Actual 1960 Population	12,989
Population Loss from Migration	2,361
Non-White:	
1950 Population	13,008
Natural Population Increase during the decade	3,007
Expected 1960 Population	16,015
Actual 1960 Population	11,973
Population Loss from Migration	- 4,042
Total Loss	6,403

---

Source: U. S. Census of Population

Anson County had a net loss of 6,403 persons -- 2,361 white and 4,042 non-white -- during the decade as a result of out-migration. Probably, this is attributable primarily to farm displacement and failure by the County to provide other suitable employment for those displaced. In addition, some are away furthering their education or fulfilling their military obligations.

Wadesboro Migration Trends by Age, Sex and Race

A table such as the preceding one is not available for Wadesboro Proper; however, Table 4 provides a detailed picture of Wadesboro's migration trends by age, sex and race. Out-migration is generally larger for non-whites than whites, and as a per cent, somewhat larger for males than females.

Out-migration occurred in some white male groups and in-migration appeared in others. It should be noted that out-migration was somewhat larger than in-migration and heaviest in the young productive age groups. Migration trends for white females were very similar to those for white males, differing primarily in degree.



Non-whites, both male and female, experienced out-migration -- generally large -- in all but the youngest age groups. As was the case with the white segment of the population, it was generally heaviest in the young productive groups -- but more so.

#### COMPOSITION OF THE POPULATION

The purpose of this section is to determine the kind of people comprising the Wadesboro and Anson County populations. This is important for characteristics such as these determine the composition of the labor force, school enrollment, consumption patterns, etc.

Since 1940 the population of Wadesboro -- male and female, white and non-white -- has been characterized by an increase in the number of children, a decrease in the number of young adults, and an increase in the number of older adults. (Chart 1) The trend in Anson County was very similar excepting that the number of children actually decreased. Also, the loss of young adults was somewhat greater and the increase in older adults was not quite as pronounced. The fact that the number of children decreased in the County as a whole, and not in Wadesboro Proper, is probably attributable to a proportionately larger out-migration in the County of those in the childbearing age, plus the fact that a very large percentage of those leaving were non-whites who, as a general rule, have larger families than do whites.

In order to better understand the changing complexion of the population, note Chart 2 which shows the group structures of the Wadesboro and Anson County populations in 1940, and compare it with the group structures projected for 1980. The most noticeable change in both is the rapid decrease in the proportion of young productive adults and the sizeable increase in the proportion of retired persons. In the remaining groups -- pre-school, school and established productive -- only minor change is anticipated. Essential is the trend toward decreasing proportions of productive age persons and increasing proportions of non-productive persons, i.e., the proportion of persons actually providing support is decreasing and the





# NET MIGRATION BY AGE, SEX & RACE

## WADESBORO, N.C.

% OF 1950  
GROUP PRESENT  
IN 1960

W  
H  
I  
T  
E

GROUP	1950	1960	% OF 1950 GROUP PRESENT IN 1960
UNDER 5	103		
5 - 9	91		
10 - 14	67	111	+8 → 107.8
15 - 19	71	95	+4 → 104.4
20 - 24	70	44	-23 → 65.7
25 - 29		56	-15 → 78.9
30 - 34	191	90	+20 → 128.6
35 - 44	135	184	-7 → 96.3
45 - 54		140	+5 → 103.7

F  
E  
M  
A  
L  
E

GROUP	1950	1960	% OF 1950 GROUP PRESENT IN 1960
UNDER 5	110		
5 - 9	93		
10 - 14	82	112	+2 → 101.8
15 - 19	69	84	-9 → 90.3
20 - 24	81	59	-23 → 72.0
25 - 29		76	+7 → 110.1
30 - 34	198	101	+20 → 124.7
35 - 44	159	179	-19 → 90.4
45 - 54		155	-4 → 97.5

N  
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GROUP	1950	1960	% OF 1950 GROUP PRESENT IN 1960
UNDER 5	60		
5 - 9	48		
10 - 14	58	66	+6 → 110.0
15 - 19	50	58	+10 → 120.8
20 - 24	41	25	-33 → 43.1
25 - 29		24	-26 → 48.0
30 - 34	74	20	-21 → 48.8
35 - 44	69	62	-12 → 83.8
45 - 54		45	-24 → 65.2

F  
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GROUP	1950	1960	% OF 1950 GROUP PRESENT IN 1960
UNDER 5	76		
5 - 9	56		
10 - 14	68	77	+1 → 101.3
15 - 19	51	48	-11 → 81.4
20 - 24	69	19	-49 → 27.9
25 - 29		39	-12 → 76.5
30 - 34	107	41	-28 → 59.4
35 - 44	99	92	-15 → 86.0
45 - 54		69	-3 → 69.7

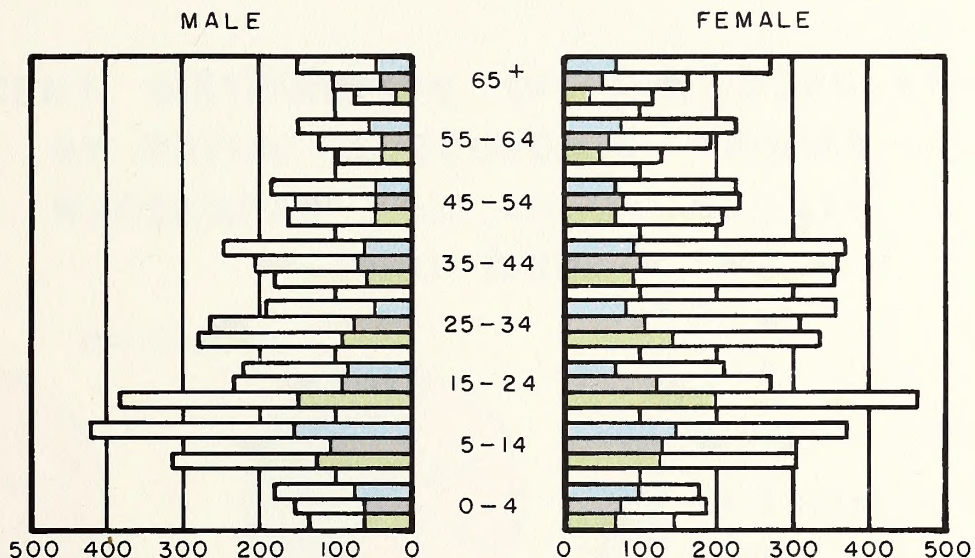






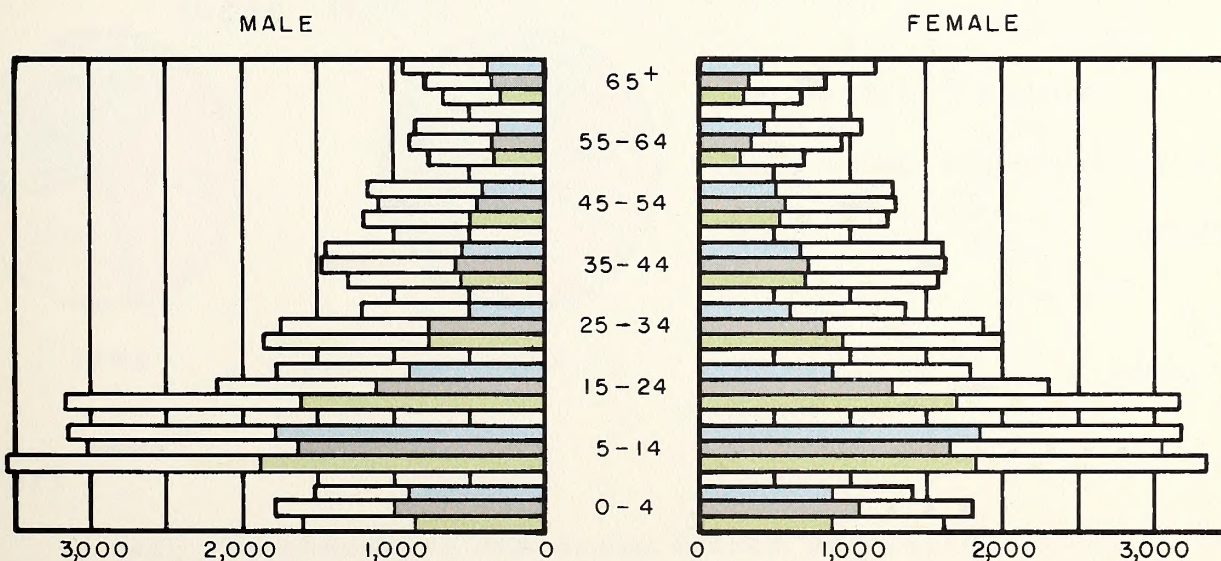
# COMPOSITION OF THE POPULATION BY AGE, SEX AND RACE 1940, 1950, 1960

## WADESBORO



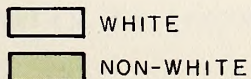
NO. OF PERSONS

## ANSON COUNTY

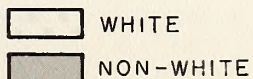


NO. OF PERSONS

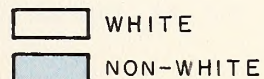
1940



1950



1960



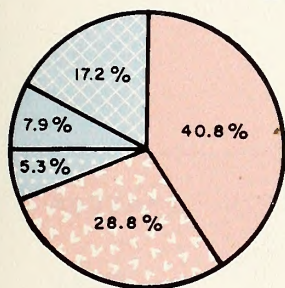




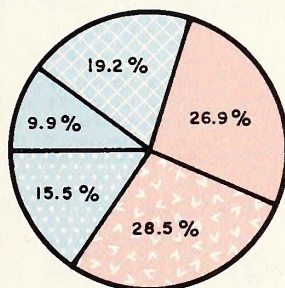
proportion dependent upon support is increasing. Consequently, each productive member of the population will have to support increasing numbers of non-productive persons.

## PERCENT DISTRIBUTION OF THE POPULATION BY SOCIAL & ECONOMIC GROUPS WADESBORO AND ANSON COUNTY 1940-1980

### WADESBORO

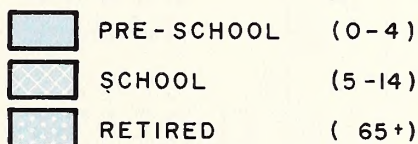


1940

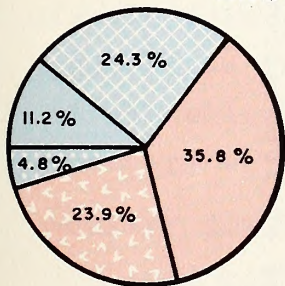


1980

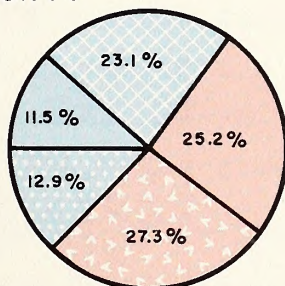
#### NON-PRODUCTIVE GROUPS



### ANSON COUNTY



1940



1980

#### PRODUCTIVE GROUPS

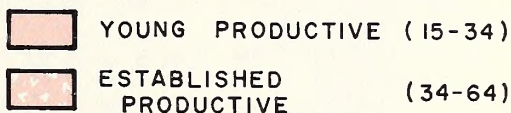


CHART - 2

#### SEX

Both the Wadesboro and Anson County populations contain fewer males than females; however, the trends of the two -- past and projected -- are somewhat different. In Wadesboro, the proportion of males is increasing and expected to continue doing so in the

THE FUTURE POPULATION BY AGE, SEX AND RACE FOR  
WADESBORO AND ANSON COUNTY

1970 - 1980

TABLE 5

Age Groups	Wadesboro						Anson County					
	Total No.	% Dist.	White No.	% Dist.	Non-White No.	% Dist.	Total No.	% Dist.	White No.	% Dist.	Non-White No.	% Dist.
	<u>1970</u>											
0-4	349	9.0	205	7.6	144	12.2	2,555	11.5	1,024	8.7	1,531	14.6
5-19	1,159	29.8	709	26.2	450	37.9	7,413	33.4	3,168	26.9	4,245	40.6
20-34	566	14.5	428	15.8	138	11.6	3,289	14.8	1,851	15.7	1,438	13.8
35-64	1,272	32.7	943	34.9	329	27.7	6,560	29.5	4,180	35.6	2,380	22.7
65+	546	14.0	420	15.5	126	10.6	2,406	10.8	1,534	13.1	872	8.3
<b>Total</b>	<b>3,892</b>	<b>100.0</b>	<b>2,705</b>	<b>100.0</b>	<b>1,187</b>	<b>100.0</b>	<b>22,223</b>	<b>100.0</b>	<b>11,757</b>	<b>100.0</b>	<b>10,466</b>	<b>100.0</b>
	<u>1980</u>											
0-4	399	9.9	255	8.6	144	13.5	2,245	11.5	866	8.3	1,379	15.2
5-19	1,131	28.2	760	25.8	371	34.8	6,354	32.6	2,731	26.2	3,623	39.8
20-34	719	17.9	537	18.2	182	17.1	3,066	15.7	1,633	15.7	1,433	15.8
35-64	1,144	28.5	889	30.1	255	24.0	5,335	27.3	3,521	33.8	1,814	19.9
65+	624	15.5	511	17.3	113	10.6	2,520	12.9	1,673	16.0	847	9.3
<b>Total</b>	<b>4,017</b>	<b>100.0</b>	<b>2,952</b>	<b>100.0</b>	<b>1,065</b>	<b>100.0</b>	<b>19,520</b>	<b>100.0</b>	<b>10,424</b>	<b>100.0</b>	<b>9,096</b>	<b>100.0</b>

Source: U. S. Census of Population



future, whereas the proportion of males in Anson County is decreasing slightly. (Table 6)

TABLE 6  
 MALE AND FEMALE POPULATION  
 AS A PER CENT OF  
 TOTAL POPULATION

Year	Wadesboro		Anson County	
	Per Cent Male	Per Cent Female	Per Cent Male	Per Cent Female
1940	45.2	54.8	49.7	50.3
1950	44.0	56.0	48.7	51.3
1960	46.4	53.6	48.5	51.5
	PROJECTED			
1970	48.3	51.7	48.3	51.7
1980	49.3	50.7	48.2	51.8

Source: U. S. Census of Population

RACE

The proportion of whites to non-whites has increased each decade since 1940. Moreover, this trend is expected to continue in the future. In 1960 Anson County, with 48.0 per cent of its population non-white, contained a considerably higher proportion of non-whites than did Wadesboro, with 33.5 per cent; however, both are well above the State proportion of 25.4 per cent.

SUMMARY AND SIGNIFICANCE OF POPULATION TRENDS

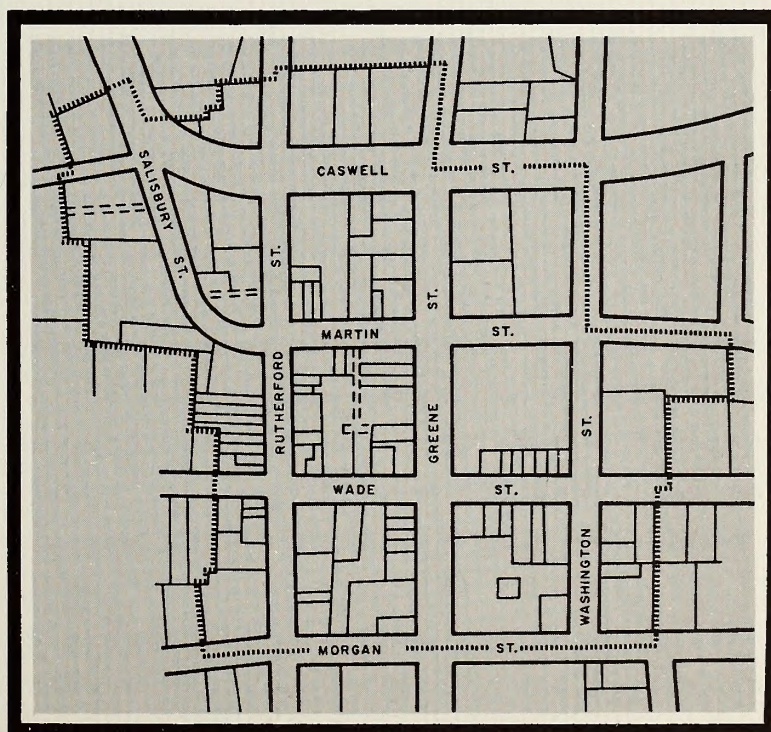
The low growth rate of Wadesboro and the declining population of Anson County is primarily a result of out-migration. By and large, this out-migration is non-white, however, significant white out-migration has taken place as well. Basically, it is attributable to declining agricultural employment coupled with the County's failure to provide employment comparable to that offered in larger urban areas -- for those left jobless by farm displacement, automation, etc., and also for young new entrants into the labor force. As a result, many persons, primarily







# SOCIAL CHARACTERISTICS









## SOCIAL CHARACTERISTICS

In the preceding section the changing complexion of the Wadesboro and Anson County population was analyzed. In this section three very important interrelated qualitative aspects will be reviewed: income, education, and housing -- which, more than any other, determine the style and standard of living to be enjoyed by the residents of any area.

### INCOME

Wadesboro family income levels, while far above those of Anson County, are below the levels of Urban North Carolina, and substantially below the levels of Urban United States. Wadesboro median family income at \$4,366, and Anson County median family income at \$2,763 are approximately \$1,800 and \$3,400, respectively, less than median family income in urban areas in the United States. Moreover, per capita income in Wadesboro is approximately \$500 less than that of Urban United States, and Anson County is approximately \$1,200 less.

Reviewing family income levels by race, the levels of attainment for the non-white segments of the population in both Wadesboro and Anson County are far below those of the Town and County as a whole. Actually, the difference in the County is not so great as in Town; however, this is due to a large extent to the fact that income levels in Wadesboro are well above those of the County which, in itself, is probably attributable to the fact that non-whites constitute a substantially higher proportion of the population in Anson County. At any rate, it is quite evident that low negro incomes are largely responsible for the low income levels which are present in Wadesboro and Anson County, and subsequently serve to exert a burdensome drag on the local economy.

### EDUCATION

The educational attainment of Wadesboro adults is unusually high. Nearly 48 per cent of the adults, 25 years of age and older,



have at least a high school education, and 10.3 per cent have completed college. (Chart 4) In comparison, approximately 44 per cent of the adults in Urban United States and approximately 41 per cent in Urban North Carolina have completed high school, and approximately 9 per cent in Urban United States and 10 per cent in Urban North Carolina have completed college. Unfortunately, the picture is not as bright for the County. Only 27 per cent have completed high school and 4.2 per cent college.

## 1959 INCOME MEASURES FOR WADESBORO AND

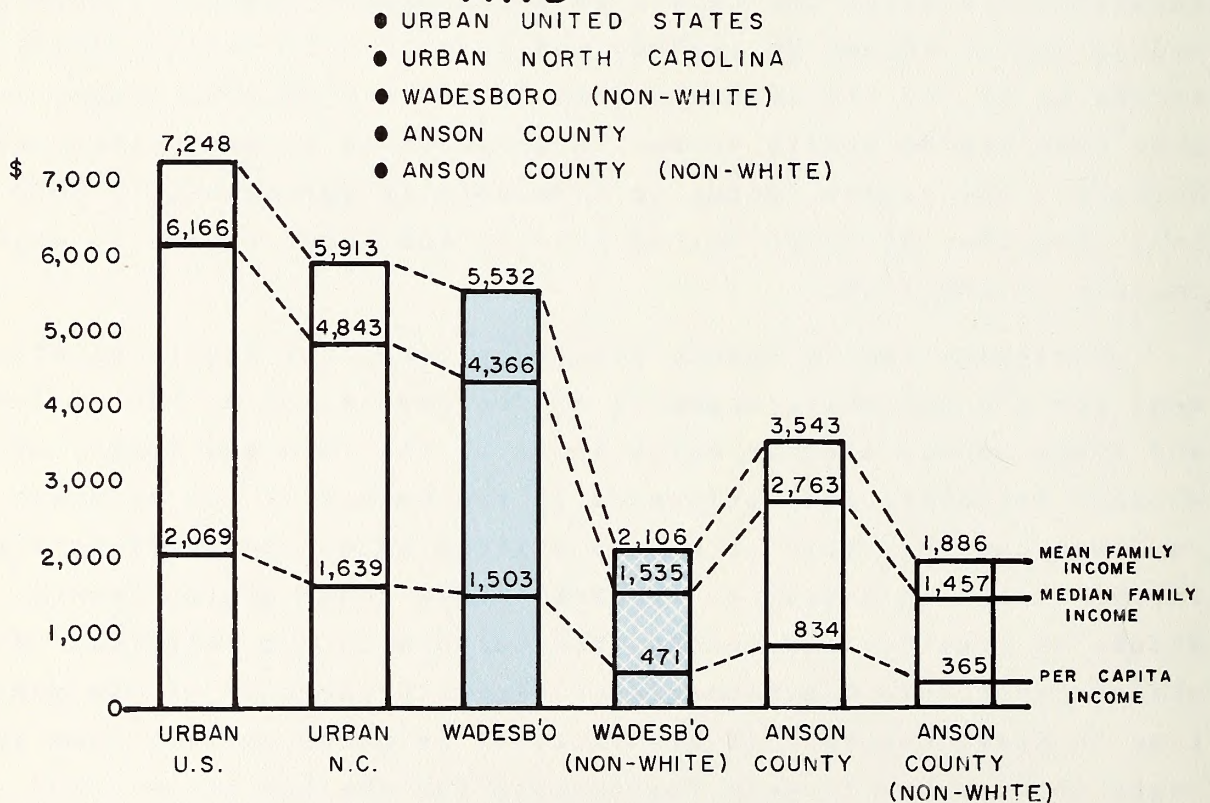


CHART - 3

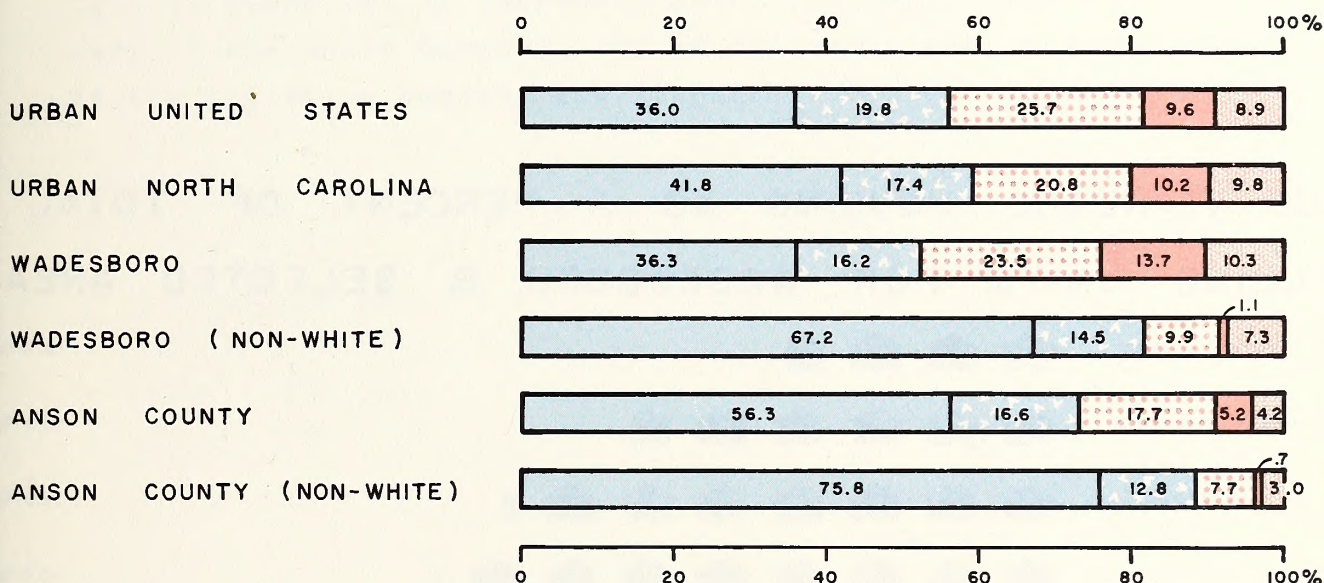
As was true with income levels, the educational attainment of non-whites is far below that of whites. Nearly 82 per cent



of the non-white adults in Wadesboro, and 76 per cent in Anson County have failed to complete high school. It should be noted, however, that 7.3 per cent of the non-whites in Wadesboro have completed college, which is unusually high, especially when considering the otherwise low levels of attainment.

## PERCENT OF SCHOOL GRADES COMPLETED IN WADESBORO AND SELECTED AREAS

FOR ADULTS 25 YEARS OF AGE AND OLDER



LESS THAN 4 YEARS HIGH SCHOOL

8 YEARS OR LESS

1 TO 3 YEARS HIGH SCHOOL

4 YEARS HIGH SCHOOL OR MORE

4 YEARS HIGH SCHOOL

1 TO 3 YEARS OR COLLEGE

4 YRS. OR MORE OF COLLEGE

CHART - 4

TABLE 8 MEDIAN SCHOOL YEARS COMPLETED FOR WADESBORO AND SELECTED AREAS -- ADULTS 25 YEARS OF AGE AND OLDER

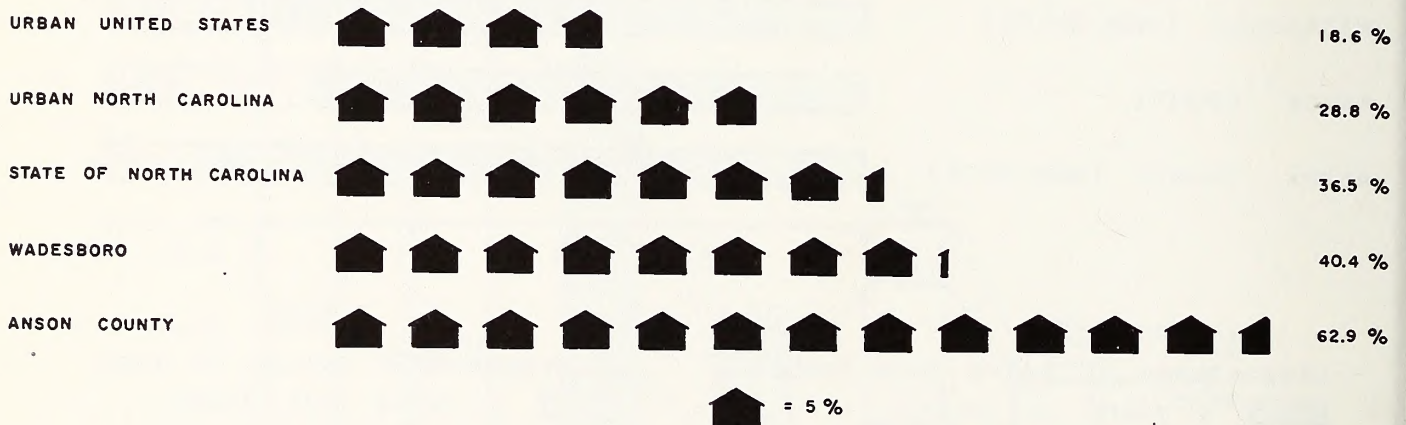
Urban U. S.	Urban N. C.	Wadesboro			Anson County		
		Total	White	Non-White	Total	White	Non-White
11.1	10.4	11.6	12.3	6.6	8.4	10.0	6.5

Source: U. S. Census of Population



Another method of viewing educational attainment is to compare the median school years completed by the various areas and segments of the population under consideration. Due primarily to the very high level achieved by the white portion of the population, the median school years completed by adults in Wadesboro is unusually high. The educational attainment for the non-white segment, however, is only one-half that of the white and serves to lower the overall level. In contrast, median school years completed in Anson County is far below that of Wadesboro, Urban United States and Urban North Carolina. (Table 8)

### SUB-STANDARD HOUSING AS A PERCENT OF TOTAL DWELLING UNITS FOR WADESBORO & SELECTED AREAS



### STANDARD & SUB-STANDARD HOUSING AS A PERCENT OF TOTAL DWELLING UNITS BY RACE FOR WADESBORO

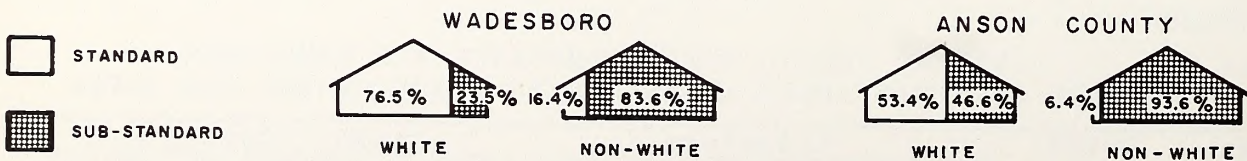


CHART - 5



## HOUSING

Unlike education, the housing in Wadesboro is inferior in quality to that of both Urban United States and Urban North Carolina. More than 40 per cent is substandard. The extremely poor non-white housing -- almost 84 per cent substandard -- is primarily responsible. White housing, 76.5 per cent standard, is not as good in quality as Urban United States; however, it is superior to Urban North Carolina and the State.

The quality of Anson County housing, with almost 63 per cent substandard, is extremely poor. In fact, only 53.4 per cent of the white housing, and an extremely poor 6.4 per cent of the non-white housing are standard.

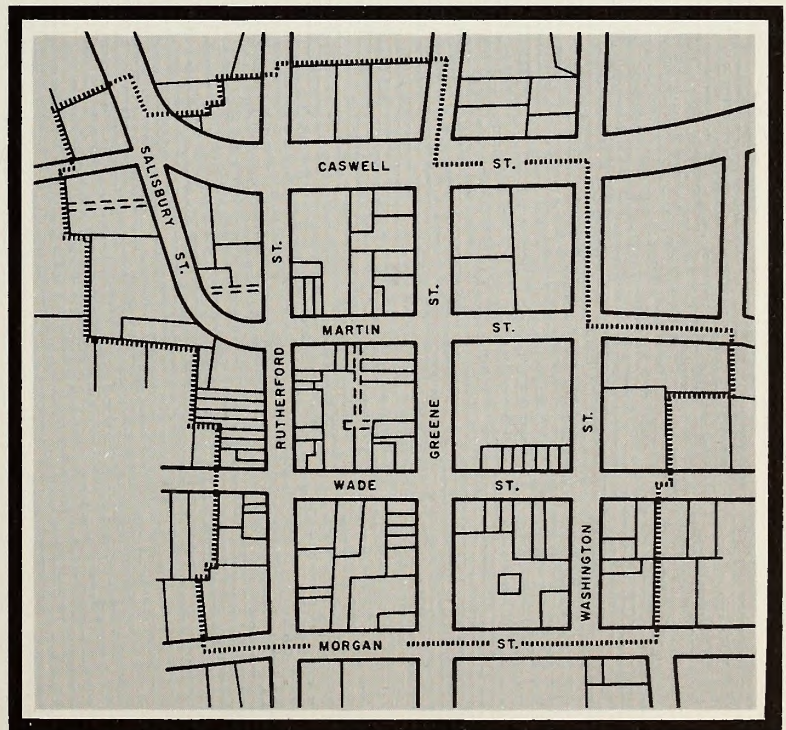
## SUMMARY

The level of educational attainment in Wadesboro, due to the extremely high level attained by the white portion of the population, is unusually high, and especially so when considered in conjunction with the income and housing levels. Ordinarily, there is a very close correlation among the three; however, this is not the case in Wadesboro. Income and housing levels are not nearly as high as would normally be expected in a town having the educational levels that are present in Wadesboro. No doubt, extremely low levels of achievement by non-whites is largely responsible; however, white housing is not nearly what it should be. Why this is so is difficult to say; however, in the following sections the economic base and occupational structure of the Town and County will be thoroughly analyzed and perhaps will provide some answers, especially in regard to the high level of educational attainment.

In contrast to Wadesboro, Anson County has a close correlation between the attainment levels of each of the three categories. Unfortunately, all are very low.



# ECONOMIC CHARACTERISTICS









## ECONOMIC CHARACTERISTICS

All towns and cities owe their existence to some type or types of economic activity. The purpose of this section is to bring to light and evaluate the composition of the economic base upon which Wadesboro is dependent.

### DIVERSIFICATION AND SPECIALIZATION OF THE ECONOMIC BASE

Table 9 provides an indication of the degree of development of the various sectors comprising the local economy relative to development in the Nation. This was accomplished by comparing local employment with National employment in each category.

TABLE 9    PERCENTAGE OF TOTAL EMPLOYMENT REPRESENTED IN  
SELECTED MAJOR INDUSTRY GROUPS:  
Wadesboro and Anson County Compared to U. S.

	Per Cent of Total Wadesboro Employment	Per Cent of Total Anson Co. Employment	Per Cent of Total U. S. Employment
Agriculture, forestry, fisheries and mining	2.8	20.2	7.7
Construction	5.9	5.9	5.9
Manufacturing	21.6	31.0	27.1
Transportation, Commerce and Utilities	5.1	4.3	6.9
Wholesale Trade	2.3	2.1	3.2
Retail Trade	17.2	10.6	15.0
Finance, Insurance and Real Estate	3.3	1.1	4.2
Business and Repair Services	0.6	0.8	2.5
Personal Services Including Entertainment and Recreation	14.1	11.1	6.8
All education	8.5	4.8	5.2
Medical, Hospital and Related	6.3	3.0	6.5
Public Administration	6.2	2.4	5.0
Industry not Reported	6.1	2.7	4.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: U. S. Census of Population - 1960



Note that Wadesboro employment compared to National employment is highly developed in the services and trades; however, unlike most Piedmont towns of comparable size, manufacturing employment is somewhat under-developed. Wadesboro serves as a center of trade and commerce for a rather extensive trade area and many people from a large region do their retailing, receive medical care, transact their financial and business affairs, and seek entertainment and recreation here.

### PERCENT OF MANUFACTURING EMPLOYMENT BY INDUSTRY WADESBORO AND ANSON COUNTY 1960

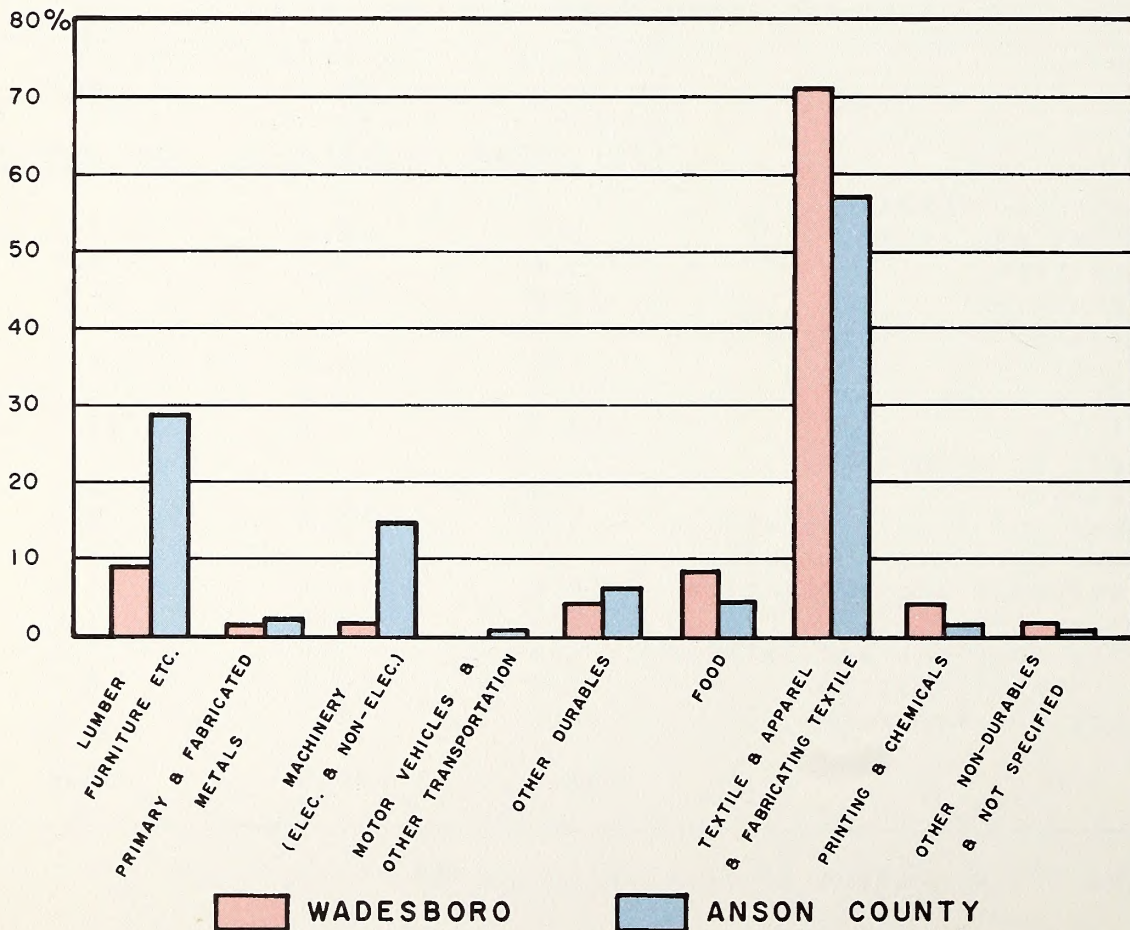


CHART-6



In contrast, Anson County employment is highly developed in agriculture and manufacturing activity, but not in the trades and services. Since manufacturing activity is the largest source of employment in the County, and an important source of employment in Wadesboro, Chart 6 is included to illustrate employment distribution within the manufacturing sector independently. Two activities -- furniture and textiles -- account for the vast majority of total manufacturing employment in both Wadesboro and Anson County (80 per cent in the former, and 85½ per cent in the latter).

In summary, Wadesboro has considerable trade and commercial specialization, whereas Anson County has high agricultural and manufacturing specialization. In both, manufacturing activity is almost completely dominated by textile and lumber, wood and furniture activity, indicating an extreme lack of manufacturing diversification. An analysis of employment created since 1960 shows that, by and large, the vast majority has been textile related, which suggests that little, if any, progress has been made toward greater diversification since the last census.

Before an accurate analysis can be made of what this means to the economy of Wadesboro and Anson County, and therefore to the citizens, it is first necessary to dichotomize all employment into two broad groups or sectors -- local and export. The activities of the export sector are known as "basic industries" and are those which serve markets outside the local area of study, and subsequently bring new money into the local economy. The activities of the local sector are known as "non-basic" or "services industries" and are those which serve only markets within the area of study. They do not export, do not bring in new money, and are completely dependent upon basic industries for their existence. In the final analysis, the very life of the community itself is dependent upon the successes and failures of the "basic" industries in which its citizens are employed.

When a town serves as a trade center for a large area, the normally "non-basic" industries (e.g., retail trades, services, medical, etc.) of the town, in addition to their normal service



functions, also bring new money into the community and therefore serves as basic industry. As will be shown in the section on retail trade, this is the case in Wadesboro. A large percentage of the commercial and service employment is dependent upon trade from persons living outside the corporate limits of the town, and therefore upon the employment of those persons.

When this is considered in the light of the dominance of agricultural and manufacturing activity as the principal sources of "basic" employment, and in conjunction with the fact that the manufacture of textile and lumber, wood and furniture products constitute an overwhelming majority of manufacturing employment, it can be seen that the welfare, not only of Anson County but of Wadesboro as well, is almost completely tied to the successes and failures of these three activities.

#### STABILITY OF THE ECONOMIC BASE

##### Growth Trends

This section attempts to determine stability of the economic base by analyzing the growth trends of these activities. Agriculture, textiles and furniture all experienced rather large employment declines Nationally from 1950 to 1960. (Table 10) Locally, agriculture experienced a very large decline, textiles moderate growth, and furniture and wood products minute growth.

TABLE 10            COMPARISON OF ANSON COUNTY EMPLOYMENT TRENDS  
                             WITH NATIONAL TRENDS IN  
                             SELECTED INDUSTRIES  
                             1950-1960 BY PER CENT

	Per Cent Change United States	Per Cent Change Anson County
Agriculture	-38.4	-54.1
Textile	-10.8	+17.8
Furniture	-22.3	+ 0.3

Source: U. S. Census of Population - 1950, 1960



While Anson County employment trends did not follow National trends in the textile and furniture, approximately 42 per cent of Anson County's employment is in industries which are rapidly decreasing in employment nationally and it is possible that local trends will follow national trends in the future. This is reflected in the employment projections for 1970 and 1980 which show that by 1980 agricultural employment is expected to decrease by approximately 62 per cent, furniture and wood products employment by approximately 20 per cent, and textile and related employment by approximately 29 per cent. At this point it should be noted that recent governmental action abolishing two-price cotton will, in all probability, alter trends in the textile industry somewhat. It will not prevent further automation; however, increased demand for domestically-produced textile products resulting in new plant expansions may be sufficient to absorb many of those persons who would otherwise be displaced. In fact, investigation into industrial expansion and recruitment since the census bears this out. Plant expansion plus recruitment of new industry appears to have more than absorbed all the workers who might otherwise have been displaced. At any rate, the livelihood of Wadesboro as a trade and commercial center is heavily dependent upon an economic base which, at the present time, is not very stable. On the basis of these trends it appears that Anson County must create new jobs to absorb displaced workers and provide jobs for new entrants into the labor force if the market area upon which Wadesboro is dependent is to be maintained and developed.

Sensitivity of Local Industry to Change in National Business Cycle

Approximately 24 per cent of the total Wadesboro labor force in 1950 was employed in industries which are either markedly or highly sensitive to the cyclical fluctuations of the National Business Cycle; approximately 29 per cent in industries either highly or markedly insensitive; and approximately 35 per cent in those with an average sensitivity. (Table 11) In this



respect, the Wadesboro economic base is reasonably stable and particularly so when compared to other urban areas of the Piedmont. This again can be attributed to the fact that Wadesboro serves as a trade, commercial and cultural center rather than the typical manufacturing centers (dominated by furniture and textile activity) in the Piedmont Area.

On the other hand, the economic base of Anson County is not as stable as that of Wadesboro because of a greater dependence upon textile and lumber, wood and furniture employment. The nature of the employment created since 1960 (almost completely textile and textile related) makes both Wadesboro and Anson County even more sensitive to cyclical fluctuations than they were at the time of the last census.

#### FUTURE EMPLOYMENT

Employment projections for Wadesboro and Anson County to 1970 and 1980 are based on past trends of local industry relative to national trends. They are not predictions, and, indeed, many variables such as the desire and ability to attract new industry, governmental actions, etc., are not taken into consideration. Their importance lies in the fact that they enable us to see what employment will be in the future if trends continue as they have in the past, and thereby facilitate a change in the future course if that which is indicated is not that which is desired.

Wadesboro employment is expected to increase from 1960 to 1980 by approximately 41 per cent; however, Anson County employment will increase by only 7.5 per cent. All areas of professional, commercial and service employment are expected to increase -- particularly professional. In Wadesboro, only a slight change is anticipated in manufacturing employment; however, a sizeable decline of 13.2 per cent (representing approximately 700 workers) is anticipated for Anson County due completely to large declines in the textile and lumber, wood and furniture industries. (It should be noted that large expansion in textile jobs in recent years would tend to indicate that this projection is not going



to be valid.) Finally, the largest decline is anticipated in the agriculture, forestry, and fisheries industry, representing a loss of approximately 900 jobs.

TABLE 11            SENSITIVITY OF NON-AGRICULTURAL INDUSTRIES  
                         TO CHANGE IN NATIONAL BUSINESS CYCLE  
                         WADESBORO, NORTH CAROLINA

Industry	Per Cent of Wadesboro Employment
GROUP I    (Highly Insensitive)	
Communications and Utilities	2.0
Education	8.5
Medical and Related Professions	6.3
Public Administration	<u>6.2</u>
Total	23.0
GROUP II   (Markedly Insensitive)	
Foods and Kindred Products	1.7
Printing and Chemicals	.8
Business and Repair Services	.6
Finance, Insurance, and Real Estate	<u>3.2</u>
Total	6.3
GROUP III (Average Sensitivity)	
Railroad and Railway Express	.9
Wholesale	2.3
All Retail	17.2
Private Households	9.5
Other Personal Services, Entertainment and Recreation	<u>4.6</u>
Total	34.5
GROUP IV   (Markedly Sensitive)	
Furniture, Lumber and Wood Products	2.0
Textile Mill Products	15.4
Construction	<u>5.9</u>
Total	23.3
GROUP V    (Highly Sensitive)	
Machinery (Electrical and Non-Electrical)	.4
Primary and Fabricated Metals	.3
Mining	<u>.3</u>
Total	<u>1.0</u>
Total	88.1
Agriculture, Forestry, Fisheries	2.5
"Other" and Not Classified	<u>9.4</u>
Grand Total	100.0

Source: Based on U. S. Census Data



TABLE 12

## EMPLOYMENT PROJECTIONS -- 1970-1980

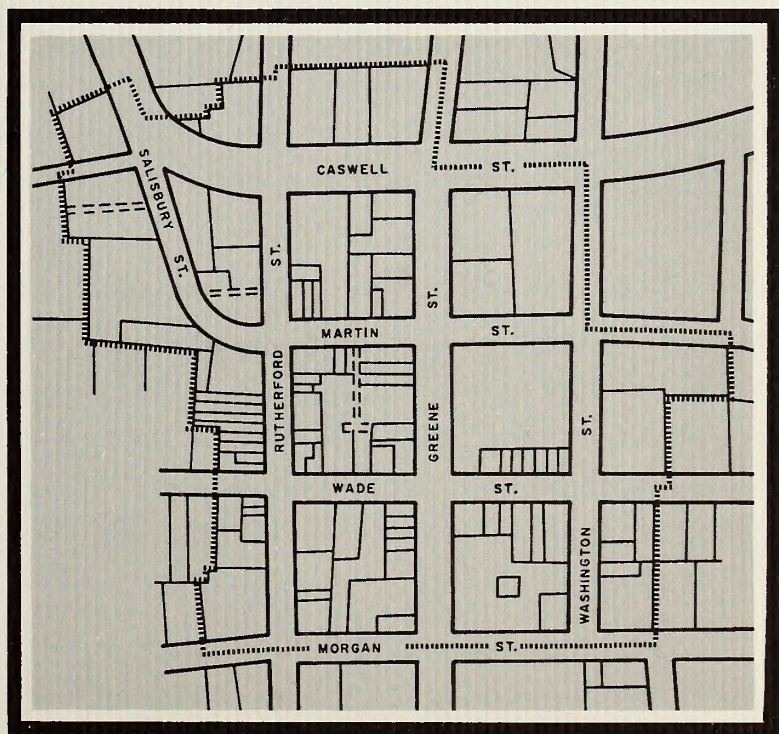
## WADESBORO AND ANSON COUNTY

	WADESBORO			% change	ANSON			% change
	1960	1970	1980	1960-80	1960	1970	1980	1960-80
Total Employed	1419	1654	2000	40.9	8001	8021	8691	7.5
Agri., for., fish.	36	22	14	-61.1	1482	916	566	-61.8
Manufacturing	307	303	304	- 1.0	2477	2265	2151	-31.2
Lumber, furniture, etc.	28	25	22	-21.4	706	630	562	-20.4
Primary & fab. met.	4	5	6	50.0	45	54	67	48.9
Machinery (elec. & non-elec.)	5	7	10	100.0	14	20	28	100.0
Motor veh. & other transportation	--	--	--	--	4	8	16	300.0
Other durables	12	15	19	36.8	152	193	245	61.2
Food	24	30	37	54.2	103	127	156	51.5
Textile & apparel	218	201	185	-15.1	1409	1176	1002	-28.9
Printing, pub. & chemical products	12	16	21	75.0	40	53	71	77.5
Other non-durables & not specified	4	4	4	0.0	4	4	4	0.0
Mining	4	3	2	-50.0	131	92	65	-50.4
Construction	84	93	103	22.6	477	527	582	+22.0
Transportation	73	74	77	5.5	346	364	404	16.8
Railroad	13	9	6	-53.8	95	64	43	-54.7
Trucking	--	--	--	--	101	132	172	70.3
Other transportation	31	32	33	6.5	31	32	33	6.5
Communication & util.	29	33	38	31.0	119	136	156	31.1
Commerce	331	386	452	36.6	1173	1345	1556	32.7
Wholesale	33	37	42	27.3	172	194	218	26.7
All retail	244	274	307	25.8	849	952	1067	25.7
Fin., ins., & r.e.	46	65	91	97.8	90	126	177	96.7
Bus. & rep. service	8	10	12	25.0	62	76	94	51.6
Personal Services	200	229	263	31.5	885	1029	1200	35.6
Private H'hold.	135	162	194	43.7	695	832	996	43.3
Other per. serv., entertainment, rec.	65	67	69	6.2	190	197	204	7.4
Professional	297	444	670	125.6	809	1227	1877	132.0
All education	120	196	320	166.7	381	622	1016	166.7
Medical, hospital and related	89	136	207	132.6	239	364	554	131.8
Public Admins.	88	112	143	62.5	189	241	307	62.4
Other or not given	87	100	115	32.2	221	253	290	31.2

Source: U. S. Census of Population - 1960



# THE LABOR FORCE



TRENDS IN RETAIL TRADES, SERVICE,  
WHOLESALE AND AGRICULTURE







## THE LABOR FORCE

In 1960 the Wadesboro labor force contained 1,443 workers and the Anson County labor force 8,258 workers. Approximately 41 per cent of the labor force in Wadesboro and 34 per cent in Anson County is composed of females, indicating a greater dependence upon female labor in Wadesboro; however, both are rather high. Also, almost 59 per cent of the women in Wadesboro and 61 per cent in Anson County are married and 13.4 per cent in Wadesboro and almost 18 per cent in Anson County have children under six years of age, indicating that many of those working are doing so to supplement family incomes.

In addition, as shown by Table 13, approximately 51 per cent of the males in the Anson County labor force, and almost 64 per cent of the females are 35 years of age or older. This is somewhat older than would normally be expected and is primarily attributable to large out-migration of young adults. This is unfortunate for the younger groups are generally the best educated, the easiest to teach, the most productive and the community leaders of the future.

Investigation into employment created since 1960 shows that it was predominantly female in nature, and it is, therefore, likely that the present labor force contains an even larger proportion of females than it did in 1960. As a result, more women are probably working to supplement family incomes; however, it is doubtful if much progress has been made toward solving what is perhaps the major problem presently facing the County -- that of out-migration of young adults.

Finally, another major problem now facing Anson County is the need to provide adequate employment for the non-white segment of the population. In recent years a great deal of progress has been made in this direction, but, as a rule, only for females. This is still a major shortage of employment for non-white males.



TABLE 13

AGE OF PERSONS IN LABOR FORCE  
1960 -- ANSON COUNTY

	Number	Per Cent Dist.
Male:		
14 to 17 years old	257	4.7
18 to 24 years old	700	12.9
25 to 34 years old	1,156	21.3
35 to 44 years old	1,326	24.4
45 to 64 years old	1,732	31.9
65 years old and over	263	4.8
Total	5,434	100.0
Female:		
14 to 17 years old	97	3.4
18 to 24 years old	350	12.4
25 to 34 years old	580	20.6
35 to 44 years old	746	26.4
45 to 64 years old	912	32.3
65 years old and over	139	4.9
Total	2,824	100.0

Source: U. S. Census of Population - 1960

## OCCUPATIONAL STRUCTURE

As shown by Chart 7, almost half of the males and approximately 40 per cent of the females comprising Wadesboro's labor force are found in the professional, managerial and proprietary group and the clerical and sales group. This again is a reflection of Wadesboro's economic composition as a commercial and trade center, and helps explain the unusually high level of educational attainment. For both males and females, semi-skilled and unskilled constitute the bulk of the remaining employment. This is primarily attributable to large unskilled and semi-skilled employment which is characteristic of the textile and lumber, wood and furniture industries.

Of the total workers in Anson County, 1,400 or approximately 18 per cent commute outside the county to work. About 21 per cent work in Union County, 17 per cent in Richmond County, 12 per cent

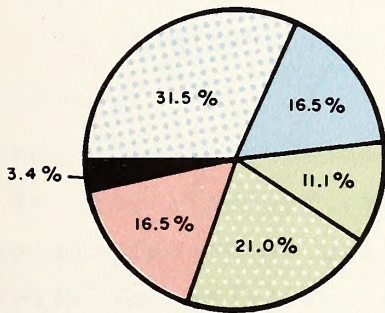


in Mecklenburg County, and 17.5 per cent in Stanly County.

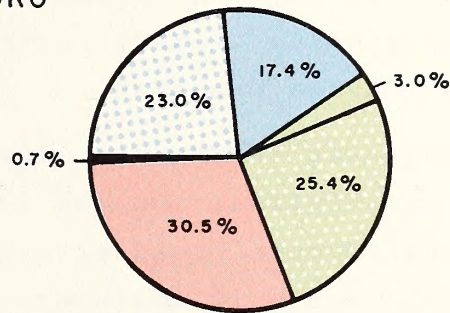
Only 233 or 1/5 as many non-county workers come into Anson County to work.

## OCCUPATION BY SEX WADESBORO AND ANSON COUNTY 1960

WADESBORO

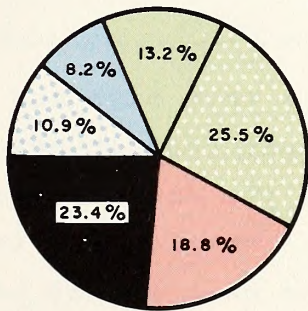


MALE

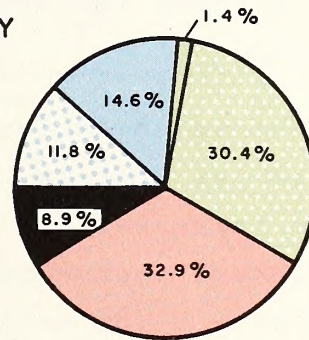


FEMALE

ANSON COUNTY



MALE



FEMALE



CHART - 7

In contrast, the Anson County group structure is very much different from the Wadesboro structure. A much smaller percentage of the total employment is found in the professional, managerial and proprietary group and the clerical and sales group. For males



the largest areas of employment are in the farm and semi-skilled group, and for females in the semi-skilled and unskilled group. Males also had sizeable unskilled employment.

#### WORKER MOBILITY

Map 2 illustrates commuting patterns for Anson County and shows that 1,400 workers -- approximately 18 per cent of the total work force -- go out of the County to work. In addition, it is shown that more than six times as many leave Anson County to work as come in, most of whom go to Union, Stanly, Richmond, and Mecklenburg Counties. This would suggest that employment opportunity in surrounding areas is more lucrative than that available in Wadesboro and Anson County.

The danger is that often times today's out-commuter becomes tomorrow's out-migrant. On the positive side, however, many of those who out-commute would probably be willing to accept employment in Anson County if employment were made available and offered wages and working conditions equal to or slightly better than those of their present employment.

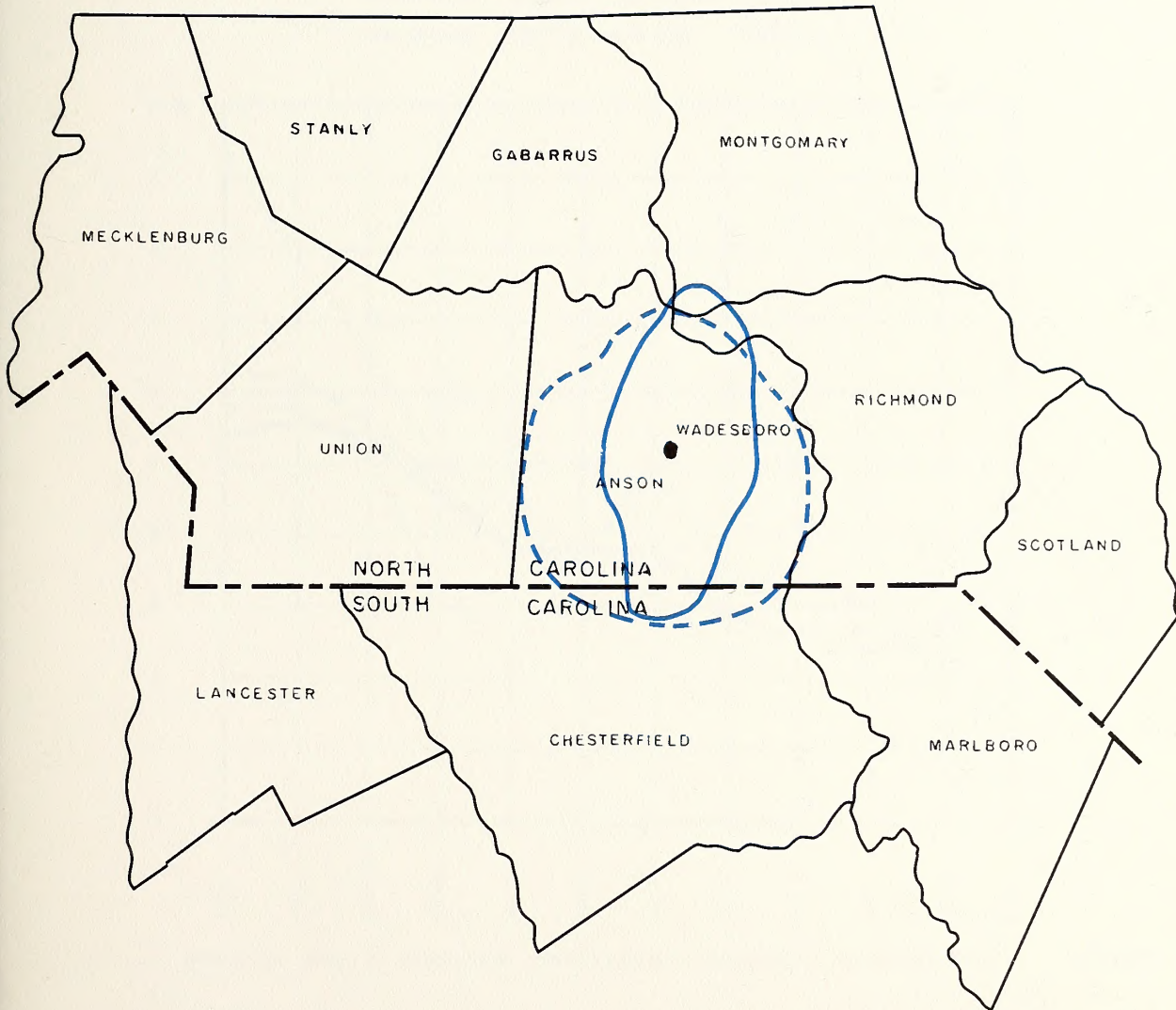
#### UNEMPLOYMENT

Unemployment in Anson County in 1962 was very high and erratic, ranging from 9.4 per cent in January to 2.0 per cent in November. By 1963, due in large part to the efforts of the Area Redevelopment Administration, much improvement was noted. Unemployment ratios for all months were below national levels and most months below 1962 Anson County levels and State levels. Despite this improvement, there is still much room for more. Anson County desperately needs new and diversified sources of employment in order to provide work for the unemployed and to give stability to the economic base.



# RETAIL TRADE AREA

## WADESBORO, NORTH CAROLINA



### LEGEND

TRADE AREA AS DETERMINED BY

— REILLY'S LAW

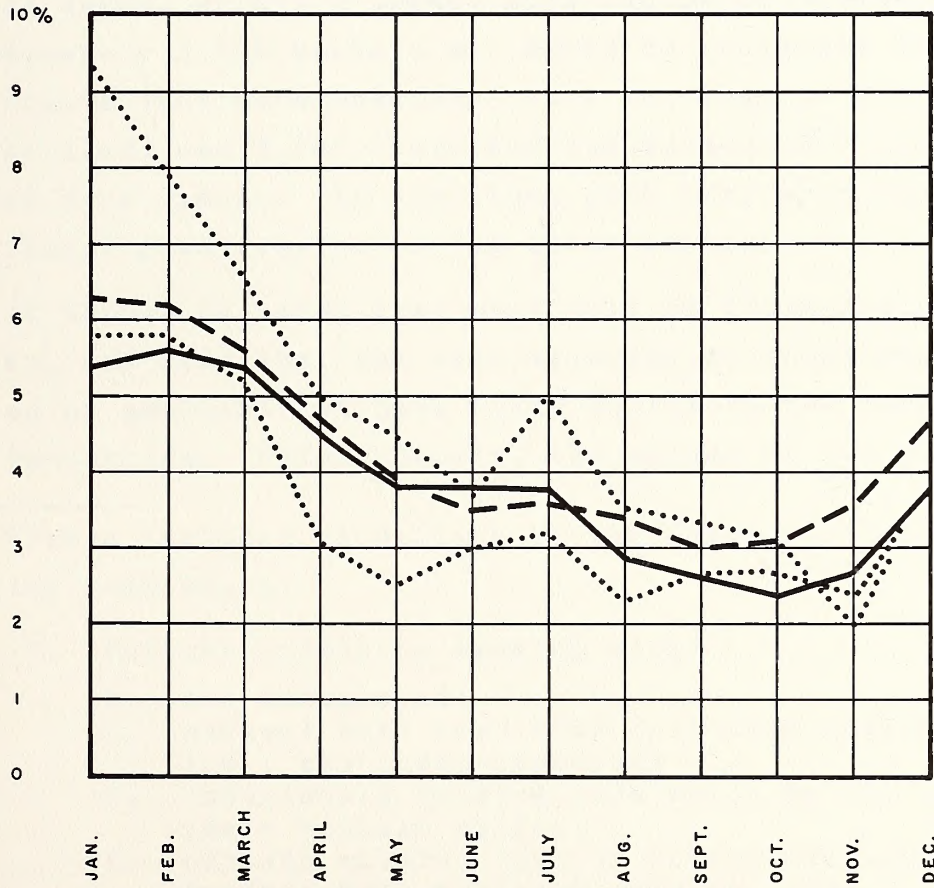
- - - PERSONAL INTERVIEW





# MONTHLY UNEMPLOYMENT RATIOS FOR

..... ANSON COUNTY (1962)  
 ..... ANSON COUNTY (1963)  
 ——— NORTH CAROLINA (1963)  
 - - - UNITED STATES (1963)



SOURCE: NORTH CAROLINA EMPLOYMENT SECURITY COMMISSION

GRAPH-2





## WORKER AVAILABILITY

Table 14 provides an estimate of "production worker availability"\* in a twenty-mile commuting radius of Wadesboro. Included are persons who possess production job skills and persons under 45 years of age deemed trainable for production jobs. This estimate is based on the premise that new or expanding industry will offer wages and working conditions equal to or slightly better than is presently the case of the area in question.

As shown, within a twenty-mile radius of Wadesboro there are approximately 3,800 workers who would be available for employment if suitable jobs were made available for them -- 205 skilled, 870 semi-skilled, and 2,745 trainable for production jobs demanding skilled development. In addition, each year approximately 595 high school graduates enter the labor market.

It should be noted that over half of those available are females, and also that the vast majority of those who are either skilled or semi-skilled have their skills in the textile and hosiery industries. Unfortunately, the nature of the present labor

---

\*Those included as defined by the North Carolina Employment Security Commission:

- I. Persons currently seeking work:
  1. the unemployed;
  2. persons with less than full-time employment, i.e., the under-employed;
  3. individuals holding jobs which do not utilize their highest skills;
  4. certain others, such as school drop-outs, returnees from military service, etc.
- II. Potential job seekers:
  1. housewives who would join the labor force if more suitable work or better job opportunities were made available;
  2. workers who are now commuting to jobs in other areas but who prefer local employment;
  3. young people who expect to find jobs upon completion of their schooling;
  4. agricultural workers who are interested in industrial jobs.

force is highly conducive to the attraction of more industry of this or related types, and consequently may hamper Wadesboro in her efforts to diversify her economic base.



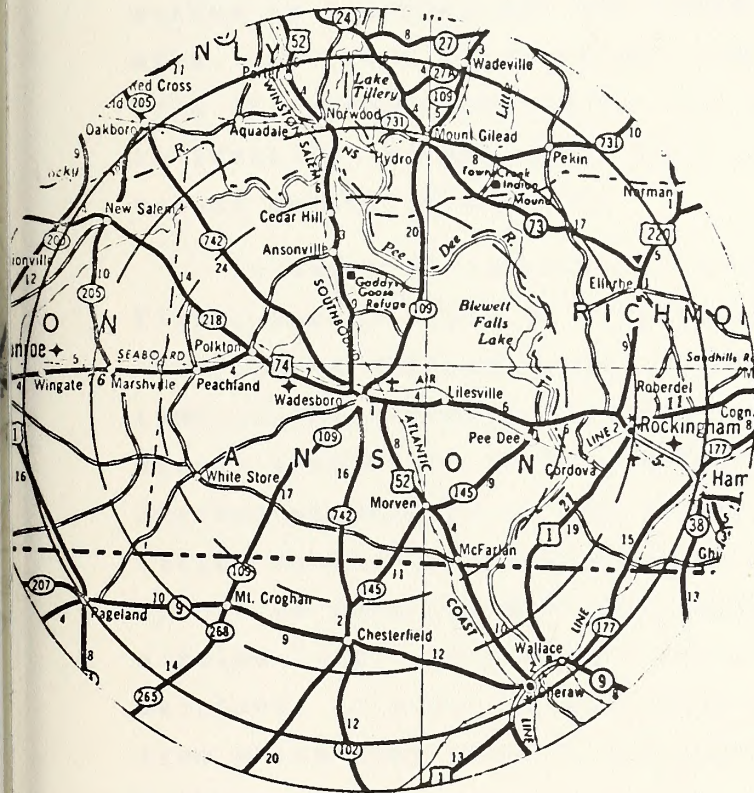
# EMPLOYMENT SECURITY COMMISSION OF NORTH CAROLINA ESTIMATE OF RESIDENT PRODUCTION WORKER AVAILABILITY

Area: Wadesboro N. C., December 19 64

## I M P O R T A N T

ESTIMATED NUMBER AND CHARACTERISTICS OF PERSONS WITHIN THIS AREA WHO POSSESS PRODUCTION JOB SKILLS AND PERSONS UNDER 45 YEARS OF AGE DEEMED TRAINABLE FOR PRODUCTION JOBS.

ESTIMATE BASED ON THE PREMISE THAT NEW OR EXPANDING INDUSTRY WILL AFFORD WAGES AND WORKING CONDITIONS EQUAL TO OR SLIGHTLY BETTER THAN PRESENT INDUSTRIAL PATTERN OF THE AREA.



RECRUITING AREA: 25 MILE RADIUS  
(ROAD MILES) FOR SITES IN OR NEAR  
Wadesboro 1/

POPULATION OF ENCIRCLED AREA:  
83,475  
(1960 CENSUS)

EACH YEAR APPROXIMATELY 595  
HIGH SCHOOL GRADUATES ENTER THE  
LABOR MARKET IN THE ENCIRCLED AREA.

Within This Area The Estimated Number of Production Type Workers Available Is --

CHARACTERISTICS	TOTAL	WHITE		OTHER	
		MALE	FEMALE	MALE	FEMALE
TOTAL ESTIMATE OF AVAILABLE PRODUCTION TYPE WORKERS	3,820	1,050	1,295	745	730
SKILLED	205	130	75	-	-
SEMISKILLED	870	305	385	105	75
TRAINABLE FOR PRODUCTION JOBS DEMANDING SKILL DEVELOPMENT	2,745	615	835	640	655

EXPERIENCED WORKERS, BY INDUSTRY		
INDUSTRY	SKILLED	SEMI-SKILLED
Textiles Inc. Hosiery	110	550
Apparel	-	65
Primary Metals	5	15
Food	-	25

ESTIMATE OF RECRUITABLE WORKERS IN AREA		
MILES	MALE	FEMALE
0 TO 15	735	700
15 TO 20	565	700
20 TO 25	495	625

1/ This estimate refers only to the North Carolina portion of the defined area. Additional workers may be recruitable in South Carolina.

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TRENDS IN RETAIL TRADES, SERVICES,  
WHOLESALE AND AGRICULTURE

THE TRADE AREA

As has been emphasized in previous sections, Wadesboro serves as a commercial and trade center for a rather large trade area, and, to a large extent, owes its very existence to this type of economic activity. The purpose of this section is (1) to identify and delineate this area, and (2) to summarize the trends occurring therein.

In order to identify this area, two methods were employed. First, Reilly's Law of Retail Gravitation which states that: "two cities attract retail trade from any intermediate city or town in the vicinity of the breaking point approximately in direct proportion to the population of the two cities and in inverse proportion to the square of the distance from these two cities to the intermediate town."\* The results thus obtained by use of this mathematical formula are delineated on Map 3 by a solid line. Secondly, a spot survey was made of various local merchants in order to determine the trade area based on the area from which they receive patronage. This area is delineated by a broken line.

While there is some difference between the two areas, a generalized picture of the shopping tendencies of the area surrounding Wadesboro is provided, and is shown to include the vast majority of Anson County, plus small portions of several surrounding counties. Unfortunately, within this area the population and economic picture is not very bright. Out-migration is very high, population is declining, the primary sources of basic employment -- agriculture, textile and furniture -- are decreasing nationally in employment and income levels are low.

---

\*William J. Reilly, The Law of Retail Gravitation, (G. P. Putnam Sons, 1931), Page 9.



In other words, the market area, upon which a major portion of Wadesboro's economic existence is dependent, is presently in a state of decline. It is of the utmost importance to the Town of Wadesboro and for Anson County to cultivate new sources of employment to absorb displaced farm and manufacturing workers, and to provide economic opportunity for new entrants into the labor force. Failure to do so can only result in further population declines which cannot help but adversely affect the future growth and welfare of Wadesboro's commercial and trade interest, and therefore, the welfare of the entire town.

#### Retail Trade Trends

Table 15 shows that all aspects of retail trade in Anson County -- number of establishments, sales, payrolls, and number of employees -- increased from 1958 to 1963. Closer analyzation shows that in contrast to trends from 1954 to 1958, when growth in the Remainder of the County (less Wadesboro) was greater than in Wadesboro, growth in Wadesboro in all respects was very large, where in Anson County (less Wadesboro) declines were noted in sales, payrolls, and number of establishments and employees. In other words, from 1954 to 1958, it appeared that increased retailing activity in the Remainder of the County (less Wadesboro) was becoming a threat to Wadesboro as a retail center; however, from 1958 to 1963 the trend changed and it now appears that Wadesboro retail activity is stronger than ever. Before passing, it should be noted that a spot survey made of retail merchants indicated that, generally speaking, the increase in sales from 1963 to 1964 was not as large as in recent years, and some experienced slight declines.

The large growth in Wadesboro sales is likely attributable to a combination of several factors. First, in the last several years Wadesboro has been receiving an increasing proportion of total County sales, and second, there has been a great deal of improvement in the general economic conditions within the trade area. Many new jobs have been created. They have not, as a

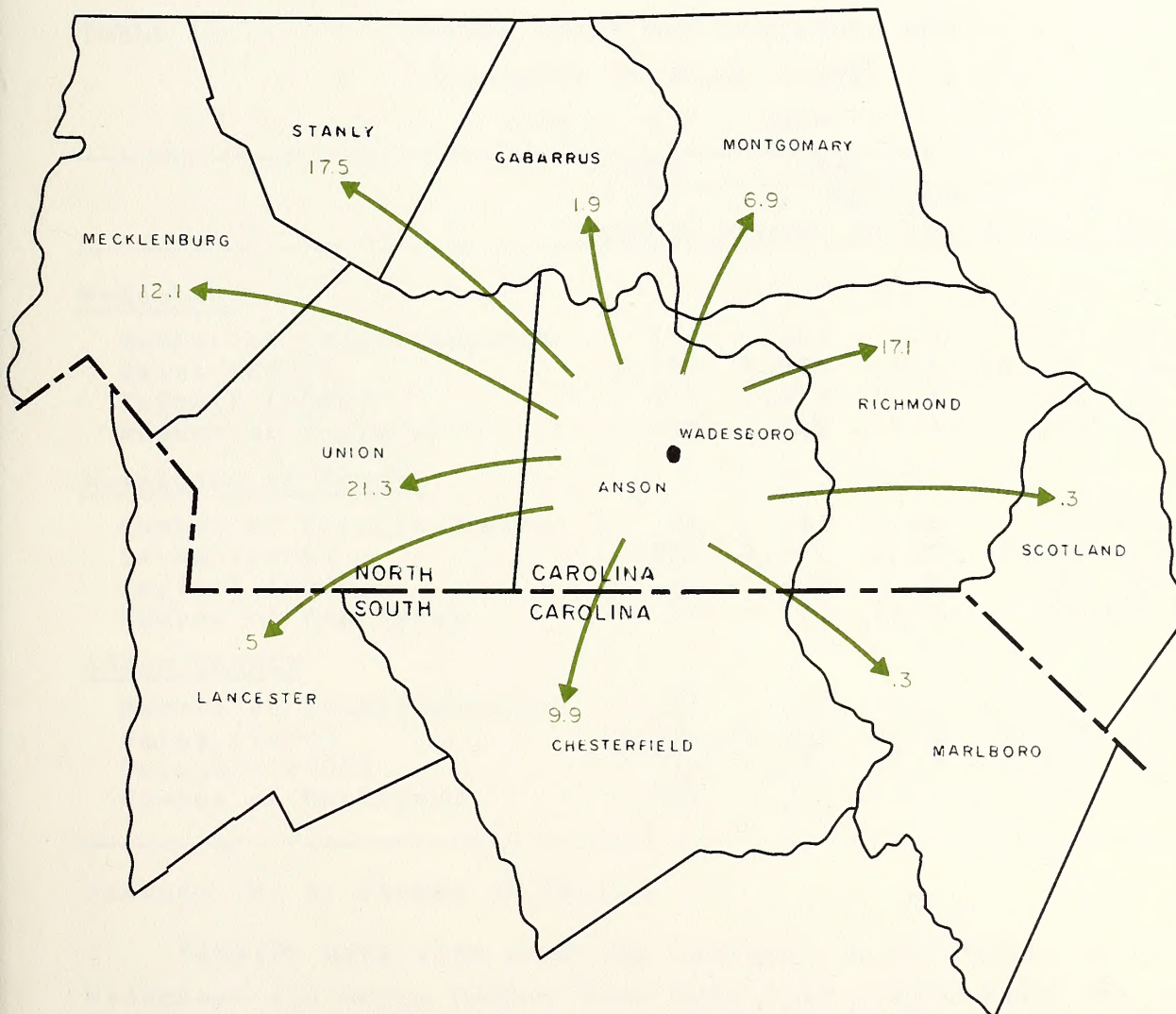


# OUT-COMMUTING PATTERNS OF WORKERS

## ANSON COUNTY, NORTH CAROLINA

1960

ARROWS SHOW PERCENT OF OUT-COMMUTING WORKERS EMPLOYED IN OTHER COUNTIES



Of the total workers in Anson County, 1400 or approximately 18 per cent commute outside the County to work. About 21 per cent work in Union County, 17 per cent in Richmond County, 12 per cent in Mecklenburg County, and 17.5 per cent in Stanly County.

Only 223 or 1/6 as many non-County workers come into Anson County to work.





rule, been of a nature as to provide greater diversification and stability to the economic base, and since the majority has provided female employment it is unlikely that it has done much to prevent out-migration by many of the young and best educated; however, the fact that many more families now have two members working has served to greatly increase family incomes, therefore purchasing power, hence, larger retail sales.

TABLE 15                      RETAIL SALES FOR WADESBORO AND  
    REMAINDER OF ANSON COUNTY  
    1954 - 1958 - 1963

	1954		1958		1963	
	Number	Number	Per Cent Change	Per Cent Change	Number	Per Cent Change
<u>Wadesboro</u>						
Number of Establishments	104	105	1.0		125	19.0
Sales (\$000)	8,635	9,823	13.8		16,171	64.0
Payroll (\$000)	874	1,019	16.6		1,608	57.8
Number of Employees	478	443	- 7.3		543	22.6
<u>Remainder of County</u>						
Number of Establishments	87	102	17.2		96	- 5.9
Sales (\$000)	3,252	3,941	21.2		2,805	-22.8
Payroll (\$000)	163	165	1.2		117	-29.1
Number of Employees	80	93	16.3		54	-41.9
<u>Anson County</u>						
Number of Establishments	191	207	8.4		221	6.8
Sales (\$000)	11,887	13,764	15.8		18,976	27.5
Payroll (\$000)	1,037	1,187	14.2		1,725	45.7
Number of Employees	558	537	- 3.9		597	11.4

Source: U. S. Bureau of Census

Finally note also that the increase in payrolls, in both Wadesboro and Anson County have been much larger than the increase in the number of employees, indicating an appreciable increase in wages.

1958 Retail Sales Relative to 1959 Income

In order to provide a standard by which to evaluate the performance of retail sales in Wadesboro and Anson County, the



North Carolina Retail Sales Income Ratio\* of .6728 is applied to each. Application of this ratio will give the theoretical amount which retail merchants can expect to receive a year based upon the State average.

As shown by Table 16, Anson County receives only \$239,000 less than expected which suggests that very little retail trade is lost outside the County. It is also shown that Wadesboro receives approximately six million more than expected and almost 3/4 of all County retail sales. This again supports the premise that Wadesboro is a trade center for a large trade area and shows that it encompasses most, if not all, of the County. Interviews with various merchants also substantiated the above findings.

TABLE 16 1958 RETAIL SALES RELATIVE TO 1959 INCOME

	Anson County	Wadesboro
1959 Total Personal Income (\$000)	\$20,812	\$5,626
1958 Total Retail Sales (\$000)	13,764	9,823
Retail Sales as a Per Cent of Income	66.1	174.6
Expected Sales if State RS/Inc. Ratio is Applied to Area Income (\$000)	14,002	3,785
Difference Actual from Expected (\$000)	- 238	-6,038
North Carolina Ratio = .6728		

Source: U. S. Bureau of Census

#### Wholesale and Service Trades

Data on wholesale and service activity is available only to 1958, and is therefore pretty much obsolete. At that time, however, service activity in Wadesboro was a good deal larger than in the Remainder of Anson County (less Wadesboro), but

\*This ratio represents the per cent of total personal income within a given area which local retail merchants receive in the average North Carolina town.



growing at a far slower rate. In view of recent retailing trends it is, however, probable that from 1958 to 1963 the growth rates have reversed.

Wholesale data is available only for Anson County and shows that from 1954 to 1958 moderate growth occurred.

### Agricultural Trends

Anson County is historically and traditionally an area of strong agricultural activity. While in terms of employment and income, agriculture is still very important to the economy, relative to the overall economy, its importance is rapidly decreasing. As shown by Table 17, the number of farms and farm operators -- particularly non-white -- is rapidly decreasing. The remaining farms are larger, more mechanized, more efficient, and more productive. The need to provide employment for displaced farm employees is one of the most significant problems now facing Anson County, and failure to adequately do so in the past is probably the major factor responsible for the large out-migration experienced by the County. This is very important to Wadesboro because the town can ill afford for many of those upon whom its economic existence depends to move away. It should be noted, however, that in recent years a great deal of progress has been made in the area of industrial recruitment and expansion, and it is, therefore, likely that the exodus has been checked somewhat.

TABLE 17                      AGRICULTURAL TRENDS - ANSON COUNTY

	1950	1954	Per Cent Change	1959	Per Cent Change
Number of Farms	2,753	2,238	-18.7	1,399	-35.7
Acreage in Farms	249,845	214,291	-14.2	188,817	-11.9
Per Cent of Total County					
Acreage in Farms	73.2	62.8		55.4	
Average Farm Size	90.8	95.8		135.0	
White Operators	1,444	1,203	-16.7	880	-26.8
Acres Operated by White	196,177	176,188	-10.2	166,281	-5.6
Non-White Operators	1,309	1,035	-20.9	519	-49.9
Acres Operated by Non-White	53,668	38,103	-29.0	22,538	-40.9

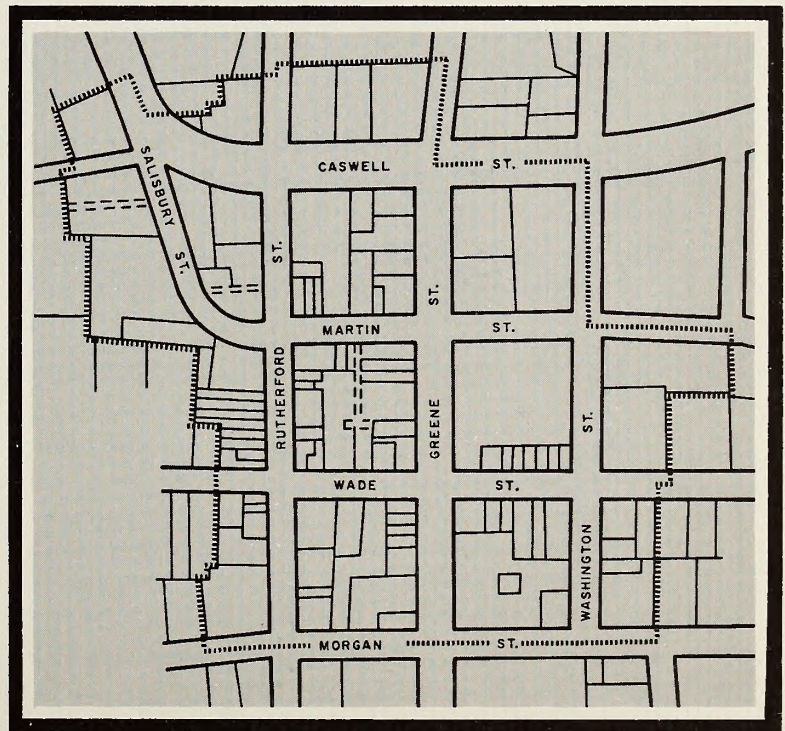
Source: U. S. Bureau of Census







# SUMMARY AND CONCLUSIONS









## SUMMARY AND CONCLUSIONS

### SUMMARY

Due to a very favorable geographical location, Wadesboro exists primarily as a center of trade and commerce for a large trade area which encompasses most, if not all, of Anson County plus small portions of several adjoining counties. As a result, the economic existence of Wadesboro is heavily dependent upon the growth and development of the entire region. Unfortunately, an analysis of the population and economic trends occurring in this area does not present a very bright picture.

The following is a summary of some of the major problems facing Wadesboro and Anson County:

1. Out-migration is very large -- particularly non-white.
2. Population is declining in Anson County and projections based on past trends indicate further decline.
3. Out-commuting to work in other counties is very high with the ever-present danger that today's out-commuter may be tomorrow's mover.
4. There is a heavy dependence upon industries which are rapidly decreasing in employment nationally.
5. Lack of manufacturing diversification and stability.
6. There is a shortage of male-oriented industry -- particularly non-white, and a general shortage of employment for the non-white segment of the population, although a great deal of progress has been made in recent years in providing employment for non-white females.
7. Anson County housing, education, and income levels are low in relation to the State and Nation -- particularly for non-whites.

Some of the strengths of the Wadesboro and Anson County population and economic structure are:

1. Located in the rapidly growing Piedmont region in close proximity to some of the major urban areas of the State.







2. Has a very favorable location in relation to surrounding urban areas which enables Wadesboro to draw trade and commerce from a wide area.
3. Has a sizeable labor force in a twenty-mile radius of Wadesboro.
4. Has unusually high white educational attainment in Wadesboro.
5. Has many nearby recreational attractions.
6. Has an optimistic community spirit and a willingness and desire on the part of the community leaders to identify problems and work diligently toward their solution.

#### CONCLUSIONS

Wadesboro, as a center of trade and commerce, should be vitally interested in the growth and development of the entire County since it is patronage from this area upon which Wadesboro's welfare depends.

The County desperately needs to create new sources of employment to absorb displaced farm workers, the unemployed, and new entrants into the labor force. Failure to do so will result in further population declines, loss of income and therefore valuable purchasing power. If Wadesboro and Anson County are to grow and prosper, employment must be provided to keep people at home. In pursuance of this goal, efforts should be made to attract industry which:

- would diversify and stabilize the economic base;
- is primarily manufacturing-oriented since it is unlikely that Wadesboro can become a major distribution, transportation, governmental, etc., center;
- is male-oriented (it appears that the employable female labor supply has been almost saturated and male-oriented industry is needed to stabilize the labor market and to provide for growth);
- will provide employment opportunities for non-whites;



--offers wages and working conditions favorable to those in surrounding urban areas so as to reduce out-commuting and out-migration.

The most important factor in determining income and standard of living is education. In the future, the employment opportunities which are expected to expand the most, offer the best wages, and provide much needed diversification will be in the fields which require at least a high school education. However, according to the Employment Security Commission, only one-half of the whites and one-quarter of the negroes registered for factory work have obtained this level. Therefore, large improvements in the field of education -- particularly vocational and technical -- are needed by Wadesboro and Anson County to prepare workers for the increasing numbers of jobs demanding high levels of training and education so as to provide the quality labor force needed to attract high quality, high paying, diversified industry, as well as to provide trained personnel to meet the area's immediate needs for mechanics, repair men, etc.

Other suggestions would include promotion of tourism and recreation, including construction and development of income-producing facilities and recreation attractions -- particularly those related to water sports. Gaddy's Goose Refuge and particularly the new wildlife refuge in the Pee Dee are excellent examples of the potential which the County has. In addition, it is suggested that full utilization be made of urban renewal, public housing, and also the possibility of other planning programs, such as analysis of the central business district, public facilities, etc., should be looked into.

In closing, it should be noted that steps have already been undertaken to rectify many of the problems presently facing Wadesboro and Anson County. Employment opportunity for non-white females is rapidly expanding, many new industrial jobs have been created, wages are going up, an industrial education center has



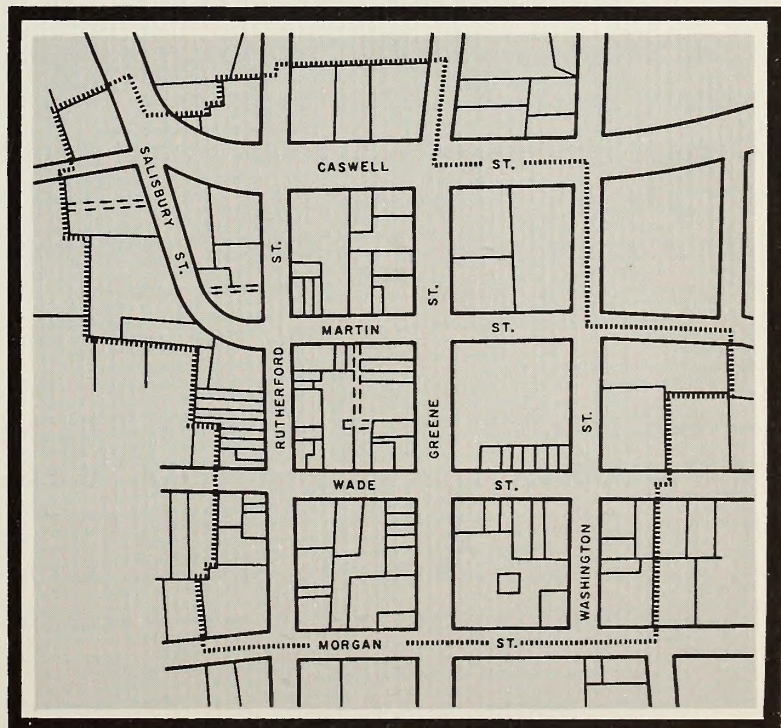
been established, a new consolidated school is being constructed, an Anson County Development Corporation has been established, an active planning program has been started, and perhaps, most important, a new and enthusiastic attitude of optimism and a desire to get the Town and County on the move is now very much evident. Now it is up to the people of Wadesboro and Anson County to decide what they want their Town and County to be, and then choose the methods to accomplish the desired objectives.







# PHYSICAL LAND ASPECTS OF WADES BORO









CHAPTER III  
PHYSICAL LAND ASPECTS OF WADESBORO

GEOGRAPHIC LOCATION

Anson County is situated in the central-southern part of North Carolina, bordering the State of South Carolina. It is bounded on the north by Stanly County, from which it is separated by the Rocky River; on the northeast and east by Richmond County, from which it is separated by the Pee Dee River; and on the west by Union County. Its southern and western boundaries are straight land lines. The average east and west dimension of the County is about 25 miles, and the distance from north to south varies from 215 miles on the eastern side to 27 miles on the western side. The County has an area of 539 square miles, or 344,960 acres.

The County lies along the boundary between the two great physiographic regions of the southeastern United States -- the Coastal Plain and the Piedmont Plateau. Approximately 83 per cent of the upland area of Anson County lies in the Piedmont Plateau province. The Coastal Plain areas occur in the southeastern part of the County and occupy 17 per cent of the total, whereas the Piedmont Plateau area comprises higher, more rolling and hilly country.

ACCESSIBILITY

Wadesboro is located on Highway U. S. 74. This highway handles east-west traffic and U. S. 52 handles north-south traffic, along with North Carolina 109 and North Carolina 74. The main line of the Seaboard Airline Railroad offers both passenger and freight service. Also, Atlantic Coastline Railroad and Winston-Salem Southbound Railroad offer freight service.

Wadesboro manufactures outing hosiery, underwear, thread and rayon. The past fifty years both industrial and commercial life have been gradually expanding. Agriculture is the main pursuit, but has been declining steadily since the last two censuses. As farming has declined, an increasing number of people



have been commuting to jobs in nearby counties. Lumbering and mining are also two important industries for the County. Map 4 shows the regional setting of the Town of Wadesboro.

#### TOPOGRAPHY

The topography is undulating to hilly. In the uplands there are some comparatively small areas of level or nearly level land, while all stream bottoms are pretty level. The elevation at Wadesboro, at the junction of the Seaboard Airline and Atlantic Coastline tracks is 424 feet. There are higher elevations in Anson County, two of the most prominent being Gordon Mountain in the southwest and the hill in the northern part of Wadesboro known as Carrs Mountain. Most all areas within the County can be cultivated, although the maintenance of hillside terraces and the growing of soil binding crops would be necessary on the steeper slopes to prevent severe erosion. On some of the more level areas artificial drainage would be necessary.

#### HISTORY AND GROWTH

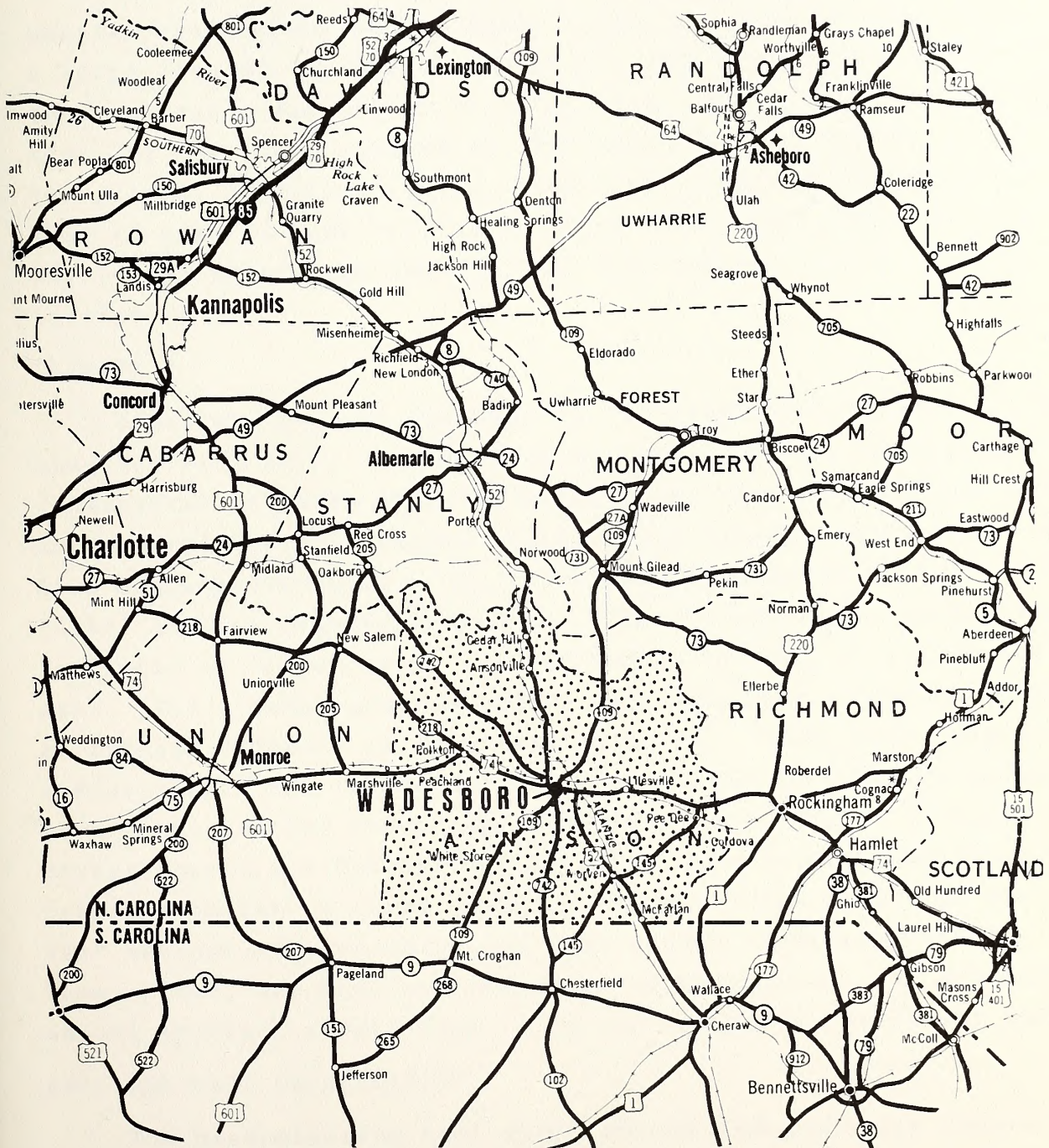
Anson County has furnished men in all wars from the French and Indian to the two World Wars. Two Revolutionary officers upholding the Whig cause were Colonel Thomas Wade and Captain Patrick Boggan. Wade and Boggan returned home after the war to found, in 1873, a town in the center of the County. It was first called New Town or Newton. It became Wadesboro by action of the Tarboro Assembly in 1787, the year after Colonel Wade died. The original streets were named for Revolutionary officers and early governors of the State. These include Greene, Rutherford, Washington, Caswell, Martin, Morgan and Wade. The oldest house standing in the Town, which is on Wade Street, is the present home of Mrs. Purdie Bennett. It was built by Captain Patrick Boggan for a daughter.\*

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\* North Carolina's Anson County, Industrial, Agricultural, Recreational Resources: A Bulletin of the North Carolina Department of Agriculture, July, 1917; The North Carolina Guide, edited by Blackwell P. Robinson, Chapel Hill, University of North Carolina Press.



# REGIONAL SETTING









From Map 5 one can see how the Town was laid out and in what directions the Town has grown since 1783. The majority of the growth has taken place on the northeast and southeast sides of Town. In 1955 the Town annexed a good proportion of the residential areas along Morven Road. Also, in 1955 the Town annexed a large area out on East Wade Street, and in December of 1956 the Town annexed a section on Stanback Ferry Road. The next annexation for the Town occurred in 1963 when the Town annexed from the present corporate limits along Park Drive and Stanback Ferry Road to take in Wade Village on the extreme east side of Town. So, in the last eight years or so, the Town has almost doubled in size.

#### CLIMATE

Wadesboro lies at the edge of the Sandhill District in the Longleaf Pine Belt. Its weather is influenced by the interior continental climates of North America and the sub-tropical climate of the Southern United States. The average temperature is 61.8 degrees Farenheit. The average daily maximum temperature (July) is 90.1 degrees Farenheit. The average relative humidity in Winter is 71 per cent, and for Summer it runs around 70 per cent. The average growing season runs 228 days. Wadesboro has an average rainfall of 46 inches annually. June, July, August, and September are the wettest months. These four months normally have precipitation amounting to between four and six inches. The driest months are October and November when normal precipitation ranges from two to three inches. The other six months of the year average between three and four inches of precipitation. Snow, sleet, and hail are very rare in Wadesboro. The average annual snowfall ranges from .2 to two inches in the winter months.

#### SOIL AND LAND CAPABILITIES

The predominating soil types around Wadesboro are mapped as the Wadesboro soil type in a detailed soil survey which was made several years ago. The following is a description of Wadesboro's soil types:



Wadesboro Series: These are deep to moderately deep, well-drained upland soils with dark red to red, friable to firm clay subsoils and gray sandy loam to silt loam surface, where uneroded. They are derived from dark colored Triassic sandstone and shale. Their subsoil is generally bright red. The Wadesboro soils are medium to strongly acid, and their permeability and water holding capacity are moderate. They respond well to good soil management, and are well-suited to general crops, hay pasture and woodland. The more undulating land in the area is not suited for heavy commercial uses, warehousing, industry, or agriculture, but is ideal for residential development.

Map 6 illustrates the soils in Wadesboro and the one-mile fringe area.

The following table gives the name and actual and relative extent of the various soil types mapped in the County:

TABLE 18

SOILS IN ANSON COUNTY\*

Soil	Acres	Per Cent	Soil	Acres	Per Cent
Georgeville Silt Loam	38,592	11.2	White Store Fine Sandy Loam	9,280	2.7
Cecil Gravelly Loam	36,160	10.5	Bermudian Silty Clay Loam	7,936	2.3
Norfolk Sandy Loam	23,360	6.8	Wadesboro Gravelly Sandy Loam	6,400	1.9
Alamance Silt Loam	20,608	6.0	Iredell Loam	6,016	1.7
White Store Clay Loam	19,200	5.6	Bradley Coarse Sandy Loam	4,864	1.4
Granville Fine Sandy Loam	17,792	5.2	Georgeville Clay Loam	4,480	1.3
Alamance Slate Loam	17,536	5.1	Granville Silt Loam	4,160	1.2
Wadesboro Fine Sandy Loam	16,832	4.9	Cecil Clay Loam	3,904	1.1
Norfolk Sand	15,040	4.4	Wadesboro Clay Loam	3,712	1.1
Wadesboro Loam	12,992	3.8	Wehadkee Silty Clay Loam	2,752	.8
Congaree Silt Loam	12,800	3.7	Congaree Fine Sandy Loam	2,240	.6
Georgeville Slate Loam	12,416	3.6	Altavista Fine Sandy Loam	1,856	.5
Bermudian Loam	12,224	3.5			
Granville Sandy Loam Mixed Phase	7,744	3.1			
Georgeville Gravelly Loam	10,752	3.0			
Bradley Gravelly Sandy Loam	10,048	2.9	TOTAL	344,960	

\*Source: U. S. Department of Agriculture, Soil Survey of Anson County, North Carolina, Washington: Government Printing Office, 1917.

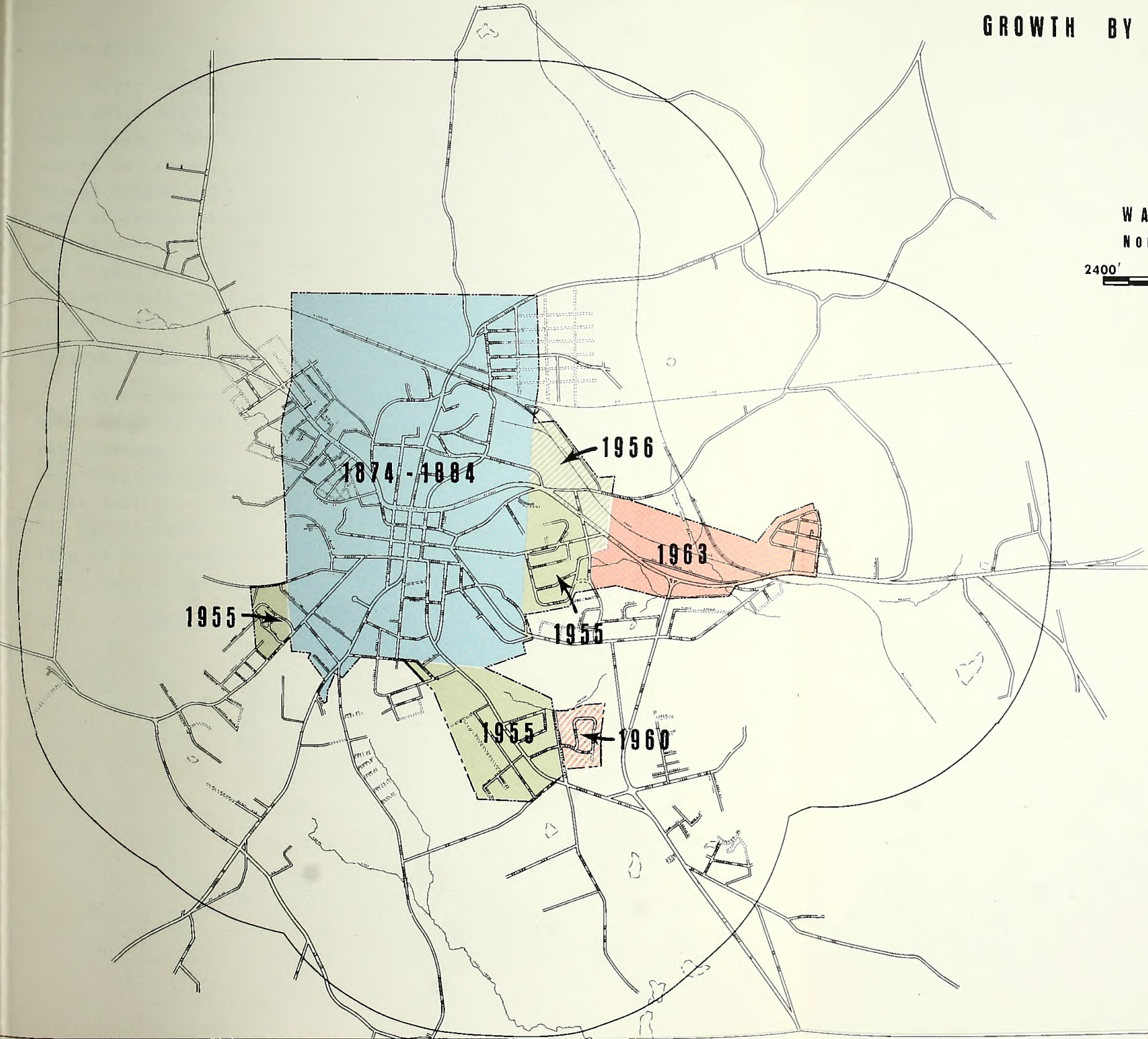


# GROWTH BY ANNEXATIONS

WADESBORO  
North Carolina

2400' 0 2400'

Scale In Feet









## WATER SUPPLY

Water supply and sewage disposal are very important facilities which must be taken into consideration when planning for the future. This part of the report will deal with Wadesboro's water, its source, supply and yield; storage and treatment facilities; adequacy for fire protection; and distribution area. The Town of Wadesboro provides many services to its citizens. One of the most important and valuable is a good water supply. Without a good water supply and the facilities for delivering water to individuals, a town could not grow or maintain itself very long.

### EXISTING WATER SYSTEM

At the present time Wadesboro has a low reserve of impounded water and a filter plant with a capacity of a little above peak requirements. When there are long periods of drought, Wadesboro does feel the need for additional sources of water. This was quite evident a couple of years ago when the Town had to restrict the use of water. So, the reservoir which holds 250 million gallons is not adequate for the Town at the present time -- especially for a town which is trying to attract new industries.

Source: The present source of water for Wadesboro is Jones Creek, where a raw water reservoir of 250 million gallons is maintained 2.7 miles west of the treatment plant located in town. In November, 1961, W. K. Dickson and Company, Inc., Engineers, Charlotte, North Carolina, made a study of the current and future water needs for Wadesboro and vicinity. Their two alternative recommendations were:

1. Expanding the Jones Creek Reservoir to a capacity of 1.9 billion gallons with a dependable flow potential of up to 4.5 million gallons per day, or
2. Changing the source to the Pee Dee River, an almost unlimited source located 12 miles east of Wadesboro. Dickson and Company suggested that,



with the change of source, a two million gallon per day treatment plant be located near the river intake, with a pumping station to carry treated water by 18-inch lines to Wadesboro 12.3 miles west. The cost of the new system was estimated to be \$1,350,000 in 1961.

The Town of Wadesboro analyzed the two alternatives that were given and chose the 290-acre upper reservoir, because this site was estimated to cost roughly \$515,000, as compared to \$1,350,000 for the Pee Dee River project. The reason why the 290-acre upper reservoir cost less is because the Town of Wadesboro already owns some of the land. The proposed improvements and expansions will provide a safe and dependable source of domestic and industrial water for many years to come. The Pee Dee River project may eventually prove to be economically feasible and advisable when there is a greater need in the distant future.

Table 19 shows the surface stream flow for each stream and river in the County. The Pee Dee River has the maximum flow of gallons per minute, with the Rocky River with the next highest and finally Brown Creek has the least highest.

TABLE 19 SURFACE WATER  
Stream Flow\* (1,000 gallons per minute)

Name of Stream	Minimum Daily Flow	Average Flow	Maximum Flow
Brown Creek	0	36.5	7,767.7
Pee Dee River	26.0	3,464.5	121,230.0
Rocky River	7.6	561.7	69,595.0

\*Anson County (Industrial, Agricultural, Recreational Resources)

Wadesboro's water pumps at the water plant can actually pump much more water than the plant can produce. However, the pumps are capable of lifting and injecting into the system 1,400 gallons per minute, 84,000 gallons per hour, or about two million



Generalized  
SOILS MAP

WADESBORO  
North Carolina

2400' 0 2400'  
Scale In Feet



LEGEND

- Cg CECIL GRAVELLY LDAM
- W WADESBORO LDAM
- Wg WADESBORO GRAVELLY SANDY LDAM
- Wf WADESBORO FINE SANDY LDAM
- Wc WADESBORO CLAY LDAM
- Gs GRANVILLE SANDY LDAM
- Ii IREDELL LDAM
- Ns NORFOLK SANDY LDAM
- Bs BRADLEY GRAVELLY SANDY LDAM
- B BERMUDIAN LDAM







gallons per day. Peak load of the treatment plant is 600,000 gallons per day and the average peak load is 500,000 gallons per day. Finished water, water which has been treated, is stored in two elevated tanks, one 75,000 gallon tank and one 350,000 gallon tank. The Town also stores water in two underground tanks, one 400,000 gallon tank and one 500,000 gallon tank.

Under consideration is a county-wide water system. The water which this system would use would be obtained from the Pee Dee River. The proposed system calls for two main lines which would follow along U. S. 74 and 52. The towns which are on U. S. 74 are Peachland, Polkton and Lylesville; Morven and Ansonville are on U. S. 52. The two lines would cross at Wadesboro, the County Seat. The proposed \$1,350,000 project is tentatively expected to begin in 1966. If this system is carried through, Wadesboro could hook into the system and would have unlimited water available for industrial development or for any other future needs.

#### SANITARY SEWAGE DISPOSAL

Among the major physical facilities provided by a municipality that directly relates to planning are sewers and treatment structures for disposing of sanitary sewage and storm water. There are two general classifications of sewage treatment and disposal facilities. On-site is the method where the entire disposal process occurs on the same site as the building to be served. Whereas, in the public sewage system, raw sewage is conveyed through a collection system to a central treatment plant facility.

The septic tank is the most common type of on-site disposal system. It should be considered only an interim method of sewage disposal until adequate public sewage facilities can be economically provided. Since final treatment of the effluent is obtained by percolation, the effectiveness of the septic tank is dependent upon the characteristics of the soil. Having a knowledge of the existing soils, drainage characteristics, position of the water table, and topography will greatly aid any city in planning and laying out future sewer lines and recommending what



areas are best suited for septic tanks. As a general rule, the use of septic tanks is only acceptable in rural areas where public facilities cannot be provided economically or where large leach fields permit safe decomposition of the effluent.

There are many economic disadvantages concerning on-site sewage disposal as well as this method being a potential health hazard. For example, the installation costs and maintenance over a number of years usually exceed the initial cost of public sewerage facilities. Also, residents find changing from septic tanks to public sewers can become very costly.

At the present time Wadesboro has a new sewerage disposal plant which was completed in 1959. This plant provides primary and secondary treatment for the Town's sewage. The design capacity of the present plant is 750,000 gallons per day. Peak flow reaching the treatment plant is 450,000 gallons per day. The maximum population equivalent which is presently being served is approximately 4,500 people. The present waste treatment plant can actually serve the equivalent of 7,500 people.

#### STORM DRAINAGE

Collection and disposal of surface water run-off is a very important municipal service since this is the major means of protection against flood damage. Storm sewers are determined by the lay of the land or topography. Storm water flows by gravity to the intercepting sewers and then to an outlet. Storm water usually requires no treatment and can be discharged by means of outfall sewers into natural water courses. The amount of storm water that must be taken into account when designing a system depends on several variables such as area and shape of the watershed, rainfall intensity, ground slopes, and character of ground cover.

Few of Wadesboro's neighborhoods are served by storm sewers. Study Area 4 is very noticeable in the lack of this particular facility. Some of the better areas of town do have adequate storm drainage, but the majority of the study areas rely on



natural drainage ways for collection of storm water.

The Town of Wadesboro should give some thought of acquiring subdivision regulations which will require storm sewers. In this way the Town will be assured that developers will provide new subdivisions with storm sewers along with curbs and gutters and paved streets.

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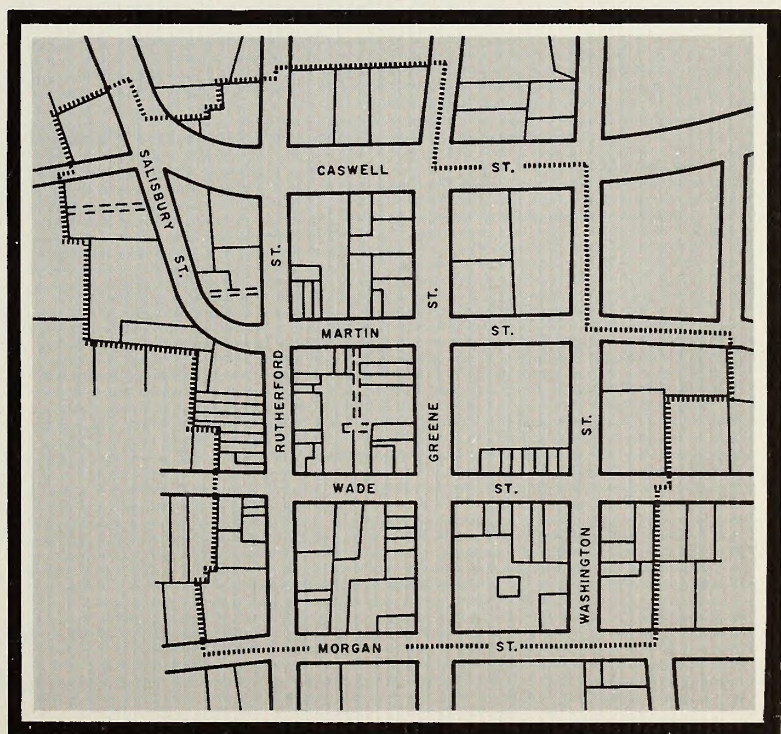
Source of Water and Sewage Information: Anson County (Industrial, Agricultural, Recreational Resources). Also, Alvin R. Butler, City Manager, Wadesboro, North Carolina.







# EXISTING LAND USE PROBLEMS AND PATTERNS









## EXISTING LAND USE PROBLEMS AND PATTERNS

The majority of Wadesboro's land use problems can be traced back to the early years of the Town's history and the City's forefathers who could not foresee the invention of the automobile. Many of the problems have continued to the present because of the lack of an adequate master plan for the Town, along with inadequate tools to enforce good, substantial planning. Some examples of major land use problems which affect most cities, if not all, are as follows:

- poorly designed streets in certain areas of the Town, such as jogs, lack of adequate widths and parking spaces, etc.
- lack of adequate parking within the Central Business District.
- railroads crossing at grade level.
- strip commercial development paralleling major roads and thoroughfares.
- lack of adequate traffic controls.
- traffic generators located next to residential property.
- substandard housing to a point which warrants clearance.
- minor repairs which have a deteriorating effect on the surrounding area.
- lack of adequate recreational facilities.
- lack of a zoning ordinance and subdivision regulations and other codes such as fire, building and so forth.
- railroads acting as barriers to the Town's growth.

Many of the land use problems mentioned above can be found throughout the Town of Wadesboro. For example, in Study Area 4 and 5 a large amount of the houses in these areas are substandard and the streets greatly lack adequate paving. Study Area 1 is composed mostly of the Central Business District and the retail section has encroached upon the residential area across Washington Street. The influence of mixed land uses on the west side







of the CBD, mainly across Martin Street, has caused many of the bordering houses along this street to decline into the classification of major and minor repair type housing. Heavy traffic and bad housing has also added to the down-grading of Study Area 10 -- along with strip commercial. The existing Seaboard Airline Railway has added to the blight throughout the residential areas which border along it. This railroad also acts as a barrier to the Town's growth on the north side of town.

In the fringe area of Wadesboro, Study Areas 7 and 10 have the majority of the land use problems. Mixed land uses, poor housing, heavy traffic, and rental housing have contributed toward the low classification of these two study areas. The influence of these existing conditions throughout Wadesboro and the lack of effective ordinances such as zoning, subdivision regulations, and building codes have greatly worsened an already poor situation.

#### LAND USE ANALYSIS

The Wadesboro planning area includes the Town itself and the fringe area within one mile of the corporate limits. This area takes in approximately 14 square miles of land. Within the corporate limits of Wadesboro there are approximately 2.5 square miles of land.

In this analysis a discussion of development patterns and problems will be presented relating to each of the seven major land use categories found in each of the 13 study areas. These seven land use categories consist of the following:

Transportation	Residence
Streets	Single-Family
Railroads	Multi-Family
	Trailers
Production	Social and Cultural
Manufacturing	Public
Manufacturing Services	Quasi-Public
Business	Open Land
Retail Trade	Vacant and Farm
Wholesale Trade	



## Services

Consumer  
Professional  
Business

The land use data which is contained in this section was obtained in an extensive field survey of the entire planning area of Wadesboro. Map 7 shows existing land use for Wadesboro and its fringe area.

Table 20, Wadesboro Land Use Acreages, gives a detailed breakdown of the developed acreage which is devoted to the various land uses in each of the 13 study areas. Also, Table 21, Wadesboro Land Use Percentages, gives a summary of the percentages in each of the study areas. These two tables should help give the citizen a deeper perspective into the Town's physical development.

## TRANSPORTATION

Within the corporate limits of Wadesboro there are approximately 191 acres being used for transportation purposes, with railroads comprising about 22 acres of this total. This acreage equals about 24 per cent of the developed land and 13 per cent of the total acreage within the corporate limits. Within the one-mile fringe area, approximately 249 acres are used for transportation purposes, with railroads comprising 47 acres of this total. The transportation in the fringe area comprises about 39 per cent of all the developed land and about five per cent of the total acreage within the fringe area. The entire planning area of Wadesboro has approximately 441 acres which are being used for transportation and related purposes. This 441 acreage equals about 63 per cent of the total acreage developed within the entire planning area and about 17 per cent of the total acreage within the entire planning area.

Other problems such as jogs, odd-shaped blocks, inadequate rights-of-way, i.e., will be covered under the circulation plan within the Land Development section.



Generalized  
**EXISTING LAND USE**


**WADESBORO**  
North Carolina


2400' 0 2400'  
Scale in Feet




**LEGEND**

RESIDENTIAL

 SINGLE FAMILY

 TWO OR MORE FAMILY

 COMMERCIAL

 TRANSPORTATION

 INDUSTRIAL


 PUBLIC & QUASI PUBLIC







TABLE 20

## WADESBORO LAND USE - ACREAGES IN CORPORATE LIMITS

Study Areas	1	2	3	4	5	6	Total Acreages In Town
Transportation Streets	11.05	.22	30.43	40.35	60.43	27.43	169.91
Railroads				7.53	14.00		21.53
Production							
Manufacturing	.14		.88	5.91	1.95		8.88
Manufacturing Ser.	.55		2.94	1.47	29.16		34.12
Business							
Retail Trade	9.84	.22	.88	.73	6.17	3.56	21.40
Wholesale Trade	1.10		.29		6.24	1.43	9.06
Services							
Consumer	1.47	.70	1.69	1.47		2.94	8.27
Professional	.54				.18		.72
Business	.10				3.97		4.07
Social and Cultural							
Public	1.21	7.35	17.81	.22	2.94		29.53
Quasi-Public	.12	17.15	.73	8.30	5.77	3.01	35.08
Residence							
Single-Family	.97	111.04	104.27	83.41	72.21	75.45	447.35
Multi-Family	.40	2.79	3.53	.66		3.01	10.39
Trailers			.11		1.18		1.29
Total Acres Developed*	27.49	139.47	163.56	150.05	204.20	116.83	801.60
Open Land							
Vacant and Farm	1.89	102.26	55.09	225.11	265.13	43.53	693.01
Total Acres	29.38	241.73	218.65	375.16	469.33	160.36	1,494.61
*Error of rounding disregarded							



TABLE 20 (Continued) WADESBORO LAND USE - ACREAGES IN FRINGE AREAS

Study Areas	7	8	9	10	11	12	13	Total Acreages in Fringe
Transportation								
Streets	68.65	55.80	23.07	47.74	22.78	10.00	57.39	201.90
Railroads	7.89			3.24	3.24	6.42	26.62	47.41
Production								
Manufacturing				7.82			14.43	22.25
Manufacturing Ser.		3.93	8.26	3.31	16.01		7.27	38.78
Business								
Retail Trade	.95	1.14	.29	2.20	4.74	.33	.33	9.98
Wholesale Trade								
Services								
Consumer	1.25			5.18				6.43
Professional	.73	.18		.51				1.42
Business								
Social and Cultural								
Public	8.34	1.51		17.96			.55	28.36
Quasi-Public	2.17	1.32	3.97	6.21				13.67
Residence								
Single-Family	98.81	102.88	35.70	62.59	36.73	21.12	27.15	384.98
Multi-Family	.18			.33				.51
Trailers		4.00	.66	.29			.62	5.57
Total Acres Developed	188.97	170.76	71.89	157.42	83.50	37.87	130.35	840.76
Open Land								
Vacant and Farm	1157.00	1134.22	382.20	888.94	913.91	632.97	1332.61	6441.85
Total Acres	1345.97	1304.98	454.09	1046.36	997.41	670.84	1452.96	7282.61



## PRODUCTION

The main industrial districts in Wadesboro parallel the Seaboard Airline Railway and U. S. Route 52. The heaviest concentration within the corporate limits is in Study Area 5, and Study Areas 9, 11, and 13 lead for the fringe area. Some 43 acres are now in industrial use within the corporate limits. These 43 acres of industrial usage, combined with 61 acres in the fringe area, give the Wadesboro planning area a grand total of 104 industrial acres. Within the corporate limits alone industrial acreage comprises approximately five per cent of the developed acreage and three per cent of the total acreage. The majority of this industrial acreage is being used by textile industries. In most cases, industrial uses in the fringe area located there because they need large areas of land for future expansion. For purposes of clarification, lumber mills, automobile junk yards and city disposal areas are classified as industrial uses. Manufacturing services noted in Tables 20 and 21 are mostly such uses as warehouses and public utility facilities.

One of the biggest problems facing towns is that of finding suitable vacant land for potential industries. At the present time there are hardly any sizeable industrial tracts available which would not require extensive site preparation such as laying out new streets and utility extensions, etc. Those areas which might be developed as industrial parks or even as single sites are in danger of being pre-empted for residential and other uses because of the lack of an adequate zoning ordinance. Modern day industries require zoning protection just as much as other land uses.

## BUSINESS

For purposes of clarification, it must be noted that the acreages and percentages compiled for the Central Business District indicate the predominant use which occurs on the first floor. The second floors consist mostly of insurance offices, lawyers' offices, storage space, or just vacant floors.



Some 30 acres of Wadesboro's corporate limits are taken up by retail trade and wholesale business uses. Out of this total, wholesale trade takes up approximately nine acres. Together, the retail and wholesale categories constitute about four per cent of the total acreage developed in the Town. The heaviest concentration of retail trade and wholesale trade can be found in Study Areas 1 and 5. These two areas in themselves account for over two-thirds of the total retail and wholesale space within the corporate limits.

There are retail trade outlets scattered throughout the Town's residential districts. These areas are referred to as "spot" or "strip" commercial. They have some advantages and disadvantages. The advantage of "spot" or "strip" commercial is that it gives the residents of a neighborhood a place to buy convenience goods such as medicines, groceries, and gasoline close to their homes. However, the disadvantages outweigh the advantages by creating traffic congestion and other nuisance problems, such as unsightly advertising signs, lack of parking spaces, and inadequate setbacks from the road. These things give a traveller a poor impression of these areas of commercial activity. The trend today is for shoppers to show a preference for the grouping of retail and other service businesses in planned shopping centers. There should be some positive action taken to eliminate or to control some of this clustering confusion. It would be impractical to try to eliminate all "spot" or "strip" commercial development along arterial streets and roads because certain businesses need to locate near a highway. Zoning, in essence, helps to group compatible land uses together, thereby alleviating some of this confusion in these areas.

There are approximately 10 acres in the fringe area which are being used for retail trade activities. It is interesting to note that there are no wholesale trade activities in the fringe area. Retail trade alone accounts for approximately one per cent of the developed acreage in the fringe area, and .13 per cent of the total acreage in the fringe area. Map 8 gives a more detailed












# C B D

## STUDY AREA 1

EXISTING LAND USE



### LEGEND

- |  |   |
|--|---|
|  RESIDENTIAL        |  TRANSPORTATION        |
|  SINGLE FAMILY      |  INDUSTRIAL            |
|  TWO OR MORE FAMILY |  PUBLIC & QUASI PUBLIC |
|  COMMERCIAL         |   |







breakdown of the Central Business District land uses than the generalized land use map.

## SERVICES

Business services, consumer services, professional services and similar business services all seek different locations in order to best serve their individual clientele. For example, consumer services often seek neighborhood shopping center locations. Professional, except medical, services usually seek downtown locations. Business services, of the repair nature, most often seek either major highway or Central Business District locations. Residential districts seem to appeal to certain business services such as dry cleaners, beauty parlors, and so forth.

Services within the corporate limits account for approximately 13 acres. These service-type establishments and offices include some of the following: restaurants, motels, amusement places, grooming and cleaning shops. Professional services include lawyers', accountants' and government offices, but excluding medical offices. Business services include automotive, garages and home appliance repair shops. These business services account for approximately two per cent of the developed land within the corporate limits of Wadesboro and about one per cent of the total acreage in Wadesboro.

From Table 20 it can be seen that Study Areas 1, 5 and 6 are the most highly developed in service uses within the corporate limits, whereas, in the fringe area Study Areas 7 and 10 are the most highly developed in service uses. There are nearly eight acres of developed land which is being used for service uses in the fringe area. This comprises one per cent of the developed acreage in the fringe area. Of the three services, consumer services occupy twice as much acreage as the other two. Why? Because there is a greater need for consumer services such as dry cleaners, laundromats, barber and beauty shops, than for the professional or business services which tend to locate within the Central Business District. It is also interesting to note



TABLE 21

## WADESBORO LAND USE - PERCENTAGES

Study Areas	1	2	3	4	5	6	Per Cent of Total Acreage Developed In Town	Per Cent of Total Acreage In Town
Transportation								
Streets	40.20	.16	18.60	26.89	29.59	23.57	21.20	11.37
Railroads				5.02	6.87		2.68	1.44
Production								
Manufacturing	.51		.54	3.94	.96		1.11	.60
Manufacturing Ser.	2.00		1.80	.98	14.29		4.26	2.28
Business								
Retail Trade	35.79	.16	.54	.49	3.02	3.05	2.66	1.43
Wholesale Trade	4.00		.18		3.08	1.22	1.13	.61
Services								
Consumer	5.35	.50	1.03	.98		2.52	1.03	.55
Professional	1.96			.09			.09	.05
Business	.36				1.95		.51	.27
Social and Cultural								
Public	4.40	5.27	10.88	.15	1.45		3.68	1.98
Quasi-Public	.44	12.30	.45	5.53	2.84	2.58	4.38	2.35
Residence								
Single-Family	3.53	79.61	63.75	55.59	35.36	64.58	55.81	29.93
Multi-Family	1.46	2.00	2.16	.43		2.58	1.30	.70
Trailers			.07		.59		.16	.09
Total Developed*	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Per Cent Total Acreage								
Developed	93.57	57.70	74.80	40.00	43.51	72.85		53.63
Vacant	6.43	42.30	25.20	60.00	56.49	27.15		46.37
Total	100.00	100.00	100.00	100.00	100.00	100.00		100.00

\*Error of rounding disregarded



TABLE 21 (Continued)

Study Areas	7	8	9	10	11	12	13	Per Cent of Total Acreage Developed in Fringe Area	Per Cent of Total Acreage in Fringe Area
Transportation									
Streets	36.31	32.67	32.00	30.35	27.28	26.41	40.95	33.50	3.90
Railroads	4.16			2.06	3.88	16.95	20.42	5.60	.65
Production									
Manufacturing				4.97			11.07	2.64	.30
Manufacturing Ser.		2.30	11.49	2.10	19.16		5.58	4.61	.54
Business									
Retail Trade	.50	.67	.40	1.40	5.67	.87	.25	1.10	.13
Wholesale Trade									
Services									
Consumer	.66			3.29				.80	.07
Professional	.39	.11		.32				.20	.01
Business									
Social and Cultural									
Public	4.41	.88		11.41			.42	3.40	.39
Quasi-Public	1.14	.78	5.52	3.94				1.60	.18
Residence									
Single-Family	52.34	60.25	49.67	39.76	44.01	55.77	20.83	45.80	5.28
Multi-Family	.09			.21				.05	.01
Trailers		2.34	.92	.19			.48	.70	.09
Total Developed*	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Per Cent Total Acreage									
Developed	14.04	13.09	15.83	15.04	8.37	5.65	8.28		11.55
Vacant	85.96	86.91	84.17	84.96	91.63	94.35	91.72		88.45
	100.00	100.00	100.00	100.00	100.00	100.00	100.00		100.00

\*Error of rounding disregarded



that Wadesboro's consumer services occupy 12 times as many acres as professional services within the corporate limits. This is unusual in a way, for professional services tend to locate near the CBD. The reason that this is so is because of large tracts of land belonging to the National Guard on Morven Road and on Country Club Road which comes under the category of professional services. These two tracts of land which are not in the CBD tend to over-balance the small areas of the professional services which are in the corporate limits.

There are no outstanding land use problems which relate particularly to service uses in Wadesboro. However, there is one problem which was very noticeable while taking the field survey. This was the amount of upper floor space which was vacant. For a CBD to be a lively place at all times of the day, better use must be made of the second stories of its buildings.

#### SOCIAL AND CULTURAL

Social and cultural uses indicate a concern with the spiritual and recreational aspirations of Wadesboro's citizens as well as with their material and physical well-being. These social and cultural acreages in Wadesboro show that Wadesboro has a great interest in this side of the citizen's life.

Social and cultural land uses include schools, churches, medical facilities, cemeteries, golf courses, and any other institutional use which contributes to the well-being of the Town of Wadesboro. Within the categories of social and cultural land use there are two breakdowns -- one, public, the other quasi-public. The public uses consist of city-owned property such as schools and public buildings. Quasi-public consists of essentially public uses or services rendered, but usually owned by private citizens or corporations. Such uses would be churches, golf courses, fraternal organizations, and privately-owned cemeteries.

Within the entire planning area there are 106.5 acres used for public and quasi-public purposes. This comprises approximately 13 per cent of all developed acreage in the entire plan-



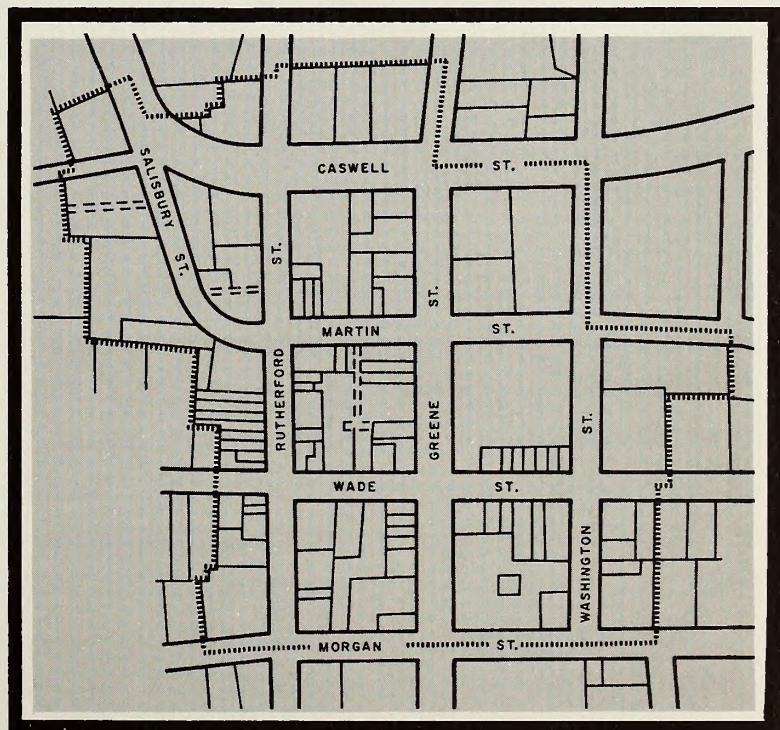
ning area and nearly five per cent of the total acreage in the entire planning area. The corporate limits have 64.6 acres of this total and eight per cent of the acreage developed in the town, and about four per cent of all acreage within the corporate limits. Within the corporate limits there are 5.5 more acres of land in quasi-public use than in public use. The reason for this is because of the numerous churches throughout the area and the large privately-owned cemetery located off Brent Street in Study Area 2. In the fringe area there are 14.7 more acres in public use than in quasi-public use. The reason for this excess of public acreage over quasi-public acreage is that both of the high schools are located within Study Area 10. Anson High School and the Woodlawn School use 12.5 of the 28.4 total acres of public land. Out of the 13 study areas there are four which have a sizeable number of acres in social and cultural land use. These four areas are Study Areas 2, and 3 in town, and 7 and 10 in the fringe area. These four study areas in themselves account for 73 per cent of the acreage in the social and cultural category alone.







# LAND USE COMPARISONS









## LAND USE COMPARISONS

An interesting method of seeing how Wadesboro compares with other urban cities in North Carolina in terms of per cent of developed land can be seen in Table 22.

TABLE 22

COMPARISON OF WADESBORO WITH OTHER SELECTED URBAN CITIES  
IN NORTH CAROLINA AS A PER CENT OF DEVELOPED LAND

	Resi- den- tial	Commer- cial	Indus- trial including Railroads	Public and Quasi- Public	Streets
Mount Airy	53.0	6.2	12.6	7.9	20.3
Albemarle	49.9	4.4	8.4	7.7	29.0
Lincolnton	34.2	2.4	5.1	5.1	20.2
Wadesboro	36.1	2.9	3.7	4.9	15.3
Average	43.8	3.9	7.4	6.4	21.2

It seems that Wadesboro is below average in all five major land use categories.

### RESIDENTIAL

Within the entire planning area of Wadesboro there are 850 acres of land being used for residential purposes. This residential use includes single-family units, multi-family units and trailers. Single-family units are by far the predominant type of housing. There are 459 acres of residential use within the corporate limits. This represents approximately 57 per cent of all the developed land within the corporate limits and 31 per cent of the total land within the corporate limits. Study Areas 2, 3, 4, and 6 within the corporate limits have the highest percentages of land being used as residential. Study Areas 7, 8, and 10 have the highest percentages in the fringe area. These seven study areas have over 50 per cent of their acreage in residential uses.

These findings show that Wadesboro is essentially a residential community; this being so, a good look at Tables 23 and 24







will be instructive. These two tables indicate that Wadesboro's housing conditions are poor in certain study areas -- also that painting and repair work are needed to prevent decay and the spread of blight.

The following tables give a comparison between Wadesboro and other urban areas of North Carolina and the United States. It must be brought to the reader's attention that the classifications which the U. S. Census Bureau uses are based largely on plumbing facilities, whereas the classifications used by the Division of Community Planning were based largely on the external appearance of the dwelling units.

TABLE 23 PER CENT OF STANDARD AND SUBSTANDARD DWELLING UNITS

	Standard Dwelling Units	Substandard Dwelling Units
Wadesboro	80.5%	19.5%
Urban North Carolina	79.9%	20.1%
Urban United States	81.4%	18.6%

Source: U. S. Census, 1960.

From the above table it is evident that Wadesboro is about average for urban areas in North Carolina and other urban areas in the United States.

TABLE 24  
PER CENT OF SUBSTANDARD DWELLINGS FOR  
OTHER URBAN TOWNS IN NORTH CAROLINA

Rockingham	27.90
Mount Airy	19.00
Pilot Mountain	15.63
Wilkesboro	15.74
Madison	33.02
Elkin	3.94
Jamestown	22.00
Lincolnton	10.51
WADESBORO	19.52
Average	18.60

The above percentages were obtained from other studies done by the Division of Community Planning.



From Tables 25 and 26 one can see the actual number of houses in each study area for white and non-white based on the four criteria described below:

- Conserve: average housing which was in good condition and needs only to maintain its present status.
- Minor Repair: average housing which needs only minor repair to make it a community asset.
- Major Repair: housing which needs rehabilitation in order to prevent its decline into a state of advanced deterioration and blight.
- Dilapidated: houses which have advanced beyond the point where rehabilitation is economically feasible.

Table 25 shows the percentage of standard and substandard dwelling units found in each of the 13 study areas. For purposes of this table the two better classes of housing were combined and the two worst classes were combined in order to arrive at these percentages.

In analyzing these 13 study areas, it is apparent what areas have the highest percentage of standard and substandard dwelling units. Table 26 points out that the in-town areas with the highest percentage of substandard dwelling units are Areas 4, 1, and 5. This rank order should give the reader a good estimate of the density of each of the study areas within the corporate limits of Wadesboro. Study Area 4 is composed mostly of non-white residences -- approximately 55 per cent.

Study Area 4 has the highest percentage of substandard dwelling units within the corporate limits with 37.4 per cent of its dwelling units in the substandard category. Study Area 1, the Central Business District (CBD), contains seven dwelling units, of which five are standard and two are substandard. Study Area 5, which is located on the northeast side of town, has 83.9 per cent of its dwelling units in the standard classification and 16.0 per cent of its dwelling units in the substandard classifi-



TABLE 25

## DWELLING UNIT QUALITY

Study Area	Total White and Non-White Dwelling Units		Standard Dwelling Units		Substandard Dwelling Units	
	Number	Per Cent	Number	Per Cent	Number	Per Cent
1	7		5	71.43	2	28.57
2	245		219	89.39	26	10.61
3	229		206	89.96	23	10.04
4	385		241	<del>62.60</del>	144	37.40
5	243		204	83.95	39	16.04
6	126		126	100.00	0	--
Total City	1,235		1,001	81.05	234	18.95
7	246		193	78.46	53	21.54
8	210		194	98.38	16	7.62
9	78		66	84.62	12	15.38
10	208		129	66.83	69	33.17
11	104		89	85.58	15	14.42
12	44		25	56.82	19	43.18
13	57		49	85.96	8	14.04
Total Fringe	947		755	79.73	192	20.27
Total Planning Area	2,182		1,756	80.48	426	19.52



cation. Study Area 6, which is located on the east side of town, has the very best classification of dwelling units which can be obtained with 100 per cent standard. However, on the northwest side of town is Study Area 4, which has the worst classification within the corporate limits. This area is predominantly non-white in composition. Study Areas 2 and 3 have 26 and 23 dwelling units in the substandard classification, respectively.

Table 25 shows that the fringe areas are in slightly worse shape than the in-town areas. There are only two study areas which can be considered blighted to a great extent -- Study Areas 12 and 10. These areas are both nearly two-thirds substandard while Study Areas 7, 9, 11, 13, and 8 are only 21.5 per cent, 15.4 per cent, 14.4 per cent, 14.0 per cent and 7.6 per cent substandard, respectively. For the fringe area as a whole, 20.3 per cent of the structures are substandard. Comparing this figure to the Town's overall percentage of 18.9 per cent, it can be seen that the two are relatively similar. From these findings it can be seen that remedial action is necessary for the entire planning area.

When we figure the total white and non-white housing which is dilapidated within the corporate limits of Wadesboro, we find them adding up to the same total -- 29 each. But, when we combine the in-town totals with the fringe areas, the whites come up with seven less than the non-whites and the entire area has a total of 93 dilapidated houses.

Out of a total of 2,182 houses, Wadesboro has 1,113 conserve houses, 643 minor repair houses, and 93 dilapidated houses for both white and non-whites combined. This table shows that Wadesboro leaves much to be desired in the quality of its housing for both whites and non-whites.

It is also interesting to note that white and non-white totals for major repairs are not too far apart in number, especially in the fringe area where the whites have 64 major repair houses and the non-whites have 93 major repair houses.



TABLE 26 NUMBER OF STRUCTURES BY CLASSIFICATION

Study Areas	Conserve		Minor Repair		Major Repair		Dilapidated		Total Structures		Grand Total	
	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White
1	3	--	1	1	--	--	2	--	6	1	7	
2	183	--	36	--	5	18	3	--	227	18	245	
3	160	--	46	--	12	7	3	1	221	8	229	
4	27	37	111	66	27	81	10	26	175	210	385	
5	94	--	109	1	24	2	11	2	238	5	243	
6	111	--	15	--	--	--	--	--	126	--	126	
Total City	578	37	318	68	68	108	29	29	993	242	1,235	
7	127	5	49	12	24	23	5	1	205	41	246	
8	118	--	74	2	13	1	2	--	207	3	210	
9	55	2	5	4	4	5	2	1	66	12	78	
10	56	32	20	31	11	44	1	13	88	120	208	
11	19	34	5	31	2	9	1	3	27	77	104	
12	12	2	7	4	3	11	3	2	25	19	44	
13	35	1	10	3	7	--	--	1	52	5	57	
Total Fringe	422	76	170	87	64	93	14	21	670	277	947	
Total Planning Area	1,000	113	488	155	132	201	43	50	1,663	519	2,182	
Total White and Non-White in the Planning Area	1,113		643		333		93		2,182			



Table 27 shows individual structure types for each of the 13 study areas. Within this table there are four different classifications of structures listed. The four classifications are as follows: single-family (one-family detached structures); multi-family (two or more family semi-detached structures, including boarding houses); home occupations and mixed uses (an occupation conducted in a residence or a residence over or beside a store); and trailers.

TABLE 27 WADESBORO - STRUCTURE TYPES

Study Areas	Single-Family	Multi-Family	Mixed Uses or Home Occupation	Trailers
1	5	2	--	--
2	239	5	1	--
3	214	12	2	1
4	382	3	--	--
5	239	--	--	4
6	119	6	1	--
Total City	1,198	28	4	5
7	245	1	--	--
8	207	--	1	2
9	76	--	--	2
10	206	1	--	1
11	104	--	--	--
12	44	--	--	--
13	56	--	--	1
Total Fringe	938	2	1	6
Total Planning Area	2,136	30	5	11

The significant points of this table are that duplexes and multi-family structures are concentrated around the Central Business District (CBD) in the following areas: 1, 2, 3, 4, and 6. Boarding houses are located in the CBD and in Study Area 6. In



the Land Use Survey only five mixed uses were found -- four of them within the corporate limits. Out of the 13 study areas there are six areas which contain individual trailers. Within these six study areas there are 11 individual trailers.

Map 9 shows areas of substandard housing. From this map it can be seen how there is a definite correlation between the two.

Tables 28 and 29 show housing density per acre for the Town of Wadesboro. Table 28 shows density by type of units. It is broken down into single-family, multi-family and trailers for the entire planning area. Table 29 shows the average number of dwelling units per acre for each of the 13 study areas.

These two tables point out that 850 acres of land in the entire planning area are being used for residential purposes. Of this total, 459 acres are within the corporate limits of Wadesboro. The land use analysis shows that there are 2,182 dwelling structures within the entire planning area. Of this total, 1,235 are within the corporate limits. Therefore, having these figures for number of dwelling units and acres, one can calculate the average number of housing units per acre of developed land for Wadesboro.

From these tables it can be seen that the average density for Wadesboro is approximately 2.7 housing units per acre of residentially developed land within the corporate limits and approximately 2.4 housing units per acre of residentially developed land within the fringe area. The highest in-town densities are concentrated in Study Areas 1, 4, and 3, whereas, Study Areas 7, 10, and 11 are the most densely settled fringe areas. Study Area 1 is the highest in density, but this is because there are only seven houses for the total 1.37 acres of residential land, while Study Area 4 has 385 houses for 84 acres. Study Area 3 has 229 dwelling units for 107.9 acres of residential land. This gives Study Area 3, 2.1 housing units per acre of residentially developed land. It is also interesting to note that the heaviest



TABLE 28

## HOUSING DENSITY BY TYPE OF UNIT

Housing Type for Study Areas 1 through 6	Number of Units	Acreage	Average Number of Housing Units Per Acre Within the Corporate Limits
Single-Family	1,202	447.35	2.7
Multi-Family	28	10.39	2.7
Trailers	5	1.29	3.9
<b>Total</b>	<b>1,235</b>	<b>459.03</b>	<b>2.7(average)</b>

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Housing Type for Study Areas 7 through 13	Number of Units	Acreage	Average Number of Housing Units Per Acre Within the Fringe Area
Single-Family	939	384.98	2.4
Multi-Family	2	.51	3.9
Trailers	6	5.57	1.1
<b>Total</b>	<b>947</b>	<b>391.06</b>	<b>2.4(average)</b>
<b>Grand Total for the Entire Planning Area</b>	<b>2,182</b>	<b>850.09</b>	<b>2.6(average)</b>



# AREAS OF SUB-STANDARD HOUSING



WADESBORO  
North Carolina

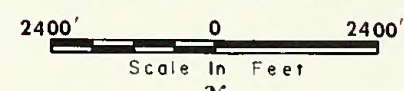








TABLE 29

## HOUSING DENSITY FOR INDIVIDUAL STUDY AREAS

Study Areas	Number of Units	Acreage	Average Number Housing Units Per Acre
1	7	1.37	5.1
2	245	113.83	2.1
3	229	107.91	2.1
4	385	84.07	4.6
5	243	73.39	3.3
6	126	78.46	1.6
Total City	1,235	459.03	2.7(average)
7	246	98.99	2.5
8	210	106.88	2.0
9	78	36.36	2.1
10	208	63.21	3.3
11	104	36.73	2.8
12	44	21.12	2.1
13	57	27.77	2.1
Total Fringe	947	391.06	2.4(average)
Grand Total	2,182	850.09	2.6(average)



concentrations are found in two areas where some of the worst conditions are located. This is especially true for Study Area 4. The average density for the entire planning area is 2.6 dwelling units per acre. This is about average for a town of Wadesboro's size.

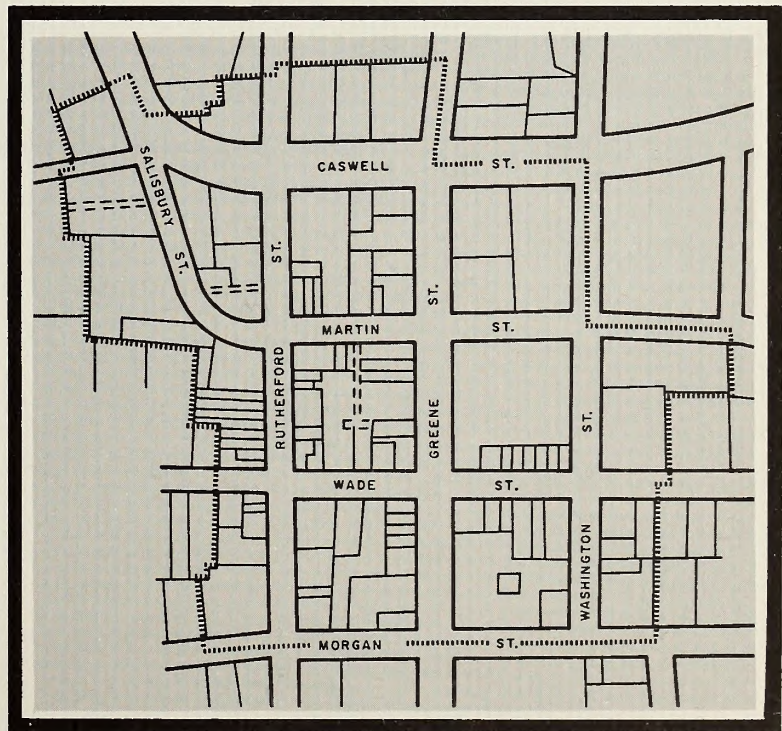
#### OPEN LAND

Within the corporate limits of Wadesboro, out of a total of 1,494.6 acres, there are 693 acres which are vacant. This leaves a total of 801.6 acres which are developed. Thus, the Town is only half developed. No doubt, many of these areas cannot be built upon because of rugged topography or low lying areas. However, Wadesboro will utilize more of its land in the corporate limits when the need arises. Additional expenditures can be minimized by developing lands in close proximity to other residential land which has existing sewage, water, and other facilities available. In a way, Wadesboro is very fortunate to have this vacant land within the corporate limits.

Within the fringe area, out of a total acreage of 7,282.61, there are 6,441.9 acres which are vacant or used for agricultural purposes. This means that only 840.8 acres are developed for urban uses in the fringe areas. Percentage-wise Wadesboro has 88 per cent of its fringe acreages vacant. Within the Town itself, Wadesboro has approximately 46 per cent of its land vacant. In this analysis it can be seen that Wadesboro has more than enough land for future growth and expansion, both in the corporate limits and outside the fringe areas.



# SUMMARY









## SUMMARY

These three chapters have laid the ground work for the Land Development Plan, which will eventually follow this report. The existing data within this report will make it possible to project future land use needs based on past needs and a ratio formula which establishes a direct relationship between population and land uses.

The Land Development Plan will be a composite of the following: a detailed analysis of the existing community facilities; future estimates of lands which will be needed for transportation; commercial, residential and social uses; a utility plan for future water and sewerage systems; and a circulation plan which will encompass local and commercial streets, collector streets and major arterials along with recommendations for future parking.

The final section of the Land Development Plan will treat the implementation of the Plan. Here such legal tools as subdivision regulations, zoning, housing codes, i.e., and capital improvements programming will be discussed.











